

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 7/1/2007 – 6/30/2012

Annual Plan for Fiscal Year 7/1/2007

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Greater Gadsden

PHA Number: AL049

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 7/1/2007 – 6/30/2012
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: The basic mission of this HA is to serve the needs of low-income persons in the PHA jurisdiction.

This can be done by taking steps to:

1. Promote adequate and affordable housing
2. Promote economic opportunity
3. Promote a suitable living environment free from discrimination.

Our mission is to provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents.

In order to achieve this mission, we will:

- Recognize residents as our ultimate customer;
- Improve Public Housing Authority (HA) management and service delivery efforts through effective and efficient management of HA staff;
- Seek problem-solving partnerships with residents, community, and government leadership;
- Apply HA resources, to the effective and efficient management and operation of public housing programs, taking into account changes in Federal funding.
- Comply and Support the Violence Against Women and Justice Department Reauthorization Act 2005

The HA does not plan to have any substantial deviation from the 5-Year Plan or any amendments or modifications to the Annual Plan as defined in Other Information 18. D 3.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing
Objectives:

- ☐ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☒ Other (list below)

Public Housing: Maintain existing stock of public housing in decent, safe and sanitary condition and maintain an average score of no less than 80 on the PHAS score for the Fiscal Years ending June 30, 2007 through June 30, 2012.

Section 8: Utilize Section 8 funding and maintain an average score of no less than 80 on the SEMAP for the Fiscal Year ending June 30, 2007 through June 30, 2012.

Update for Public Housing: The HA has accomplished these goals for the PHAS reports issued to date (as summarized below). The stock of public housing units is decent, safe and sanitary and HA history of PHAS scores is as follows: For the FYE 6/30/2000 the score was 83.9 and 87 for the FYE 6/30/2001 and 94 for the FYE 6/30/2002 and 96 for the FYE 6/30/2003, and 91 for the FYE 6/30/04, and 85 for the FYE 6/30/05, and as of the date of this submission the HA has not received a PHAS score for the FYE 6/30/06.

Update for Section 8: The HA's first SEMAP score was 80 for the FYE ending 6/30/2001, and 96 for the FYE 6/30/2002 and 83 for the FYE 6/30/2003, and 100 for the FYE 6/30/2004, and 85 for the FYE 6/30/05, and 100 for the FYE 6/30/2006.

Summary of this Goal: Since each score for PHAS and SEMAP is 80 or better the HA is exceeding its goal. The HA does not anticipate any problems in meeting or exceeding these goals for PHAS and SEMAP for the period ending June 30, 2012.



PHA Goal: Improve the quality of assisted housing

Objectives:



Improve public housing management: (PHAS score)

Maintain an average PHAS Score of 84.9 by 6/30/2012, which will be a 1 point increase over the HA score of 6/30/2000, which was 83.9. **Update:** The HA score for 6/30/2000 was 83.9 and 87 for the FYE 6/30/2001 and 94 for the FYE 6/30/2002 and 96 for the FYE 6/30/2003 and 91 for the FYE 6/30/2004, and 85 for 6/30/05 and as of this date the HA has not received a PHAS score for the FYE 6/30/06. The HA anticipates that there will be no problems in maintaining an average PHAS score of 84.9 by 6/30/2012. Our current average is 89.48 $(83.9+87+94+96+91+85/6 = 90.38)$; therefore, we are exceeding this goal.



Improve voucher management: (SEMAP score)

Maintain an average SEMAP Score of 81 by 6/30/2012, which will be a 1 point increase over the score of June 30, 2001, which was 80. **Update:** The HA's first SEMAP score was 80 for the period ending 6/30/2001; and 96 FYE 6/30/2002; and 83 FYE 6/30/03; and 100 for the FYE 6/30/04; and 85 for the FYE 6/30/05; and 100 for the FYE 6/30/06. The HA does not anticipate any problems in maintaining an average SEMAP score of 81 by 6/30/2012. The current average is 90.7 $(80+96+83+100+85+100/6 = 90.7)$; therefore, we are exceeding this goal.



Increase customer satisfaction:

This HA recognizes the resident as our ultimate customer and will strive to provide the best possible service to all residents. The HA goal is to maintain a satisfaction percentage of 75% or better for each survey category. **Update:** The HA is providing the best possible service to the residents and this is supported by the PHAS score of 9.1 out of 10 for resident satisfaction for the period ending 6/30/2000. However, the PHAS score for the period ending 6/30/2001 was 9.0 and the HA had two areas of concern that required a **follow-up plan** for the FYE, June 30, 2001. The HA's overall score for Communication was 71% and Appearance was 72% and the following communities were less than 75% as follows: Colley Homes was 73% in appearance, Carver Village was 72% in Communication and 72% in Neighborhood Appearance, Emma Sansom Homes was 59% in Communication and 64% in Appearance, Myrtlewood Homes was 70% in Communication and 57% in Appearance. These were the only scores below 75% and the follow-up plan was for HA staff to make a home visit or personal contact with each family within the community listed above before September 30, 2002 and ask them how we

can improve specifically in the area of Communication and Neighborhood Appearance. The follow-up plan that was implemented, as described above, was very successful. The PHAS score for Communications went from 71% to 80.7% the score for Appearance went from 72% to 79.1% for the period ending June 30, 2002, and the overall score was 9 out of 10. As a result of our actions, a follow-up plan was **not required** for the FY Ending June 30, 2002, June 30, 2003 and June 30, 2004. The HA has not received a PHAS score for the FYE ending June 30, 2005 or June 30, 2006; however, under the Resident Assessment Subsystem (RASS) for the HA under follow-up plan, it is noted that a plan is not needed. Therefore, the HA should have scored 75% in all areas since a follow-up plan was not required. The HA staff will continue to work to improve all levels of services to the residents.

- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:
The HA has an on-going modernization program as outlined in the HUD approved 5 Year Action Plan. **Update:** The HA is on schedule to obligate, expend and close-out all Capital funds and the allocation of Bond funds used to renovate and modernize the public housing inventory. Also, all the Bond funds have been obligated and expended and the Bond program will be audited and closed out as a part of the June 30, 2007, fiscal audit. No findings have ever been issued by HUD or the Army Corps of Engineers relating to the modernization programs administered by the HA.
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

☒ Provide voucher mobility counseling: As described in Section XIV, of the Section 8 Administrative Plan. **Update:** Each person that receives a voucher is counseled when the voucher is issued on how Section 8 vouchers are mobile and that they have a number of options on where they chose to lease a unit. Each person that is issued a voucher goes through the re-certification process and at that time they are counseled concerning the mobility/portability of a voucher. Also, the HA adopted a new Section 8 Administrative Plan on September 26, 2006, that included an **exception** to the portability procedures, which reads as follows: “**Exception:** If the HA does not have sufficient funds to cover the cost of a portable voucher to a higher cost area, the HA will deny the portable voucher unless the receiving HA agrees, in writing, to absorb the voucher.” The HA documents all denials of portability by completing the form entitled, “Determination of Portability Request.” Each applicant and participant is informed of

the exception to portability rules during the application process for applicants and during the re-certification process for participants.

☒ Conduct outreach efforts to potential voucher landlords: Increase the number of landlords that participate in the voucher program by five (5) from 7/1/2000 to 6/30/2005. The HA **accomplished this goal and** added 91 new landlords during this time period. A new goal was established with the submission of the July 1, 2006 Annual and Five-Year Plan to add 15 new landlords by 12/31/2011. **Updated:** Since 7/1/2006, and through December 31, 2006, the HA added has added 12 new Section 8 landlords. Therefore, the HA anticipates that the goal of adding 15 new landlords will be exceeded by June 30, 2011. The HA will continue its efforts to increase the number of landlords that participate in the Section 8 program.

- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☒ Implement public housing site-based waiting lists: The HA implemented site-based waiting list 12/1/04, with HUD approval for its public housing units. See 3 A (2) Waiting List Organization of Annual Plan for additional information.
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: The goal of the HA's is to meet the objectives outlined in Section XIX of the Admissions and Continued Occupancy Policy (ACOP) for accomplishing deconcentration for all communities no later than June 30, 2012. Section XIX of the ACOP specifies that 40% of all new admissions have income at or below area median income. Also, Section XIX of the ACOP specifies that the HA will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To accomplish this, the HA established an income range from 85 to 115 percent (inclusive) of the average family income, except that the upper limit (115 percent) shall never be less than the income at which a family would be defined as an extremely low-income family **Update:** As of 1/31/07, 57.26% of all new move-ins are at or below 30% of median income. Also, as of 1/31/07, the HA has two developments outside this income range from 85% to 115% and marketing steps are being taken to increase the income at Colley Homes and the other development that is outside the range is Myrtlewood Homes which is undergoing modernization and it is anticipated that this development will be within the range once renovation is completed and leasing of renovated units begins (see Deconcentration Policy for Covered

Developments for additional information). The HA does not anticipate in problems in having all developments within the income ranges by June 30, 2012.

- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: To insure access for lower income families into higher income public housing developments, the HA's will skip families on the waiting list as outlined in Section VII B-7, of the Tenant Selection and Assignment Plan, which is contained in the ACOP. **Update:** As indicated above in the HA's deconcentration of poverty guidelines are contained in the ACOP, the HA has implemented measures to promote income mixing in public housing and only two developments are outside this income range and it is anticipated that this development will be within the income ranges by June 30, 2012.

- ☒ Implement public housing security improvements:

Staff of the HA works with the City of Gadsden Police Department to ensure adequate police coverage and security. The HA had contracted with the City of Gadsden for the services of eight police officers from February 1, 1993 through September 30, 2003, utilizing Public Housing Drug Elimination Program (PHDEP) funds. Since HUD discontinued the PHDEP program, the HA had to reduce the number of officers from eight to six effective October 1, 2003, and fund the security program with Capital Funds. The HA has also implemented the stricter screening and eviction provisions to comply with the federal requirements of the "One-Strike and You're Out" rule. The implementation of stricter screening policies keep criminals out of public housing and the swift eviction of residents involved with criminal activity helps keep criminal activity at a minimum. **Update:** The HA plans to continue its contract with the City of Gadsden for additional police coverage because it is necessary for the safety and well-being of the residents, their guests and HA staff. Also, the HA complies with the dwelling lease and ACOP in taking appropriate actions in screening applicants and evicting residents that violate the "One-Strike and You're Out" policies of the HA. This program has helped change Gadsden's public housing from "Housing of Last Resort" to "Housing of Choice" and all parties involved in the annual and five year planning process are committed to keeping the extra police present in Gadsden Public Housing using Capital Funds. The residents understand that the funds used for security could be used for renovations of their homes but safety comes first and they are willing to devote less financial resources to renovations of their units to make funds available for security.

- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

The HA has a total of 1002 units of public housing and 44 units are designated for persons with disabilities and fully accessible. The designated units comply with the requirements of the American with Disabilities Act (ADA). All of the community buildings and public offices managed by the HA, comply with ADA accessibility requirements. Also, it is the policy and practice of the HA to make reasonable accommodations for any individual with a disability, as outlined in Section XV of the Dwelling Lease. **Update:** The HA is meeting its requirements as outlined above in designating development or buildings for residents groups that are elderly and/or disabled. In addition to the 44 units designated for persons with disabilities, the HA has 112 units at Campbell Court and 74 units at Starnes park that have been approved by HUD for occupancy of the elderly and disabled. The occupancy type for these units were changed from family to mix-population (elderly and disabled) on August 18, 1995, which is the date HUD approved the change in occupancy type. Also, during the period from January 1, 2006 and through December 31, 2006, the HA processed 76 work order for reasonable accommodations for existing public housing resident that requested an accommodation.

☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

☒ Increase the number and percentage of employed persons in assisted families: During the first year of the annual and five year process there were 339 (306 public housing & 33 Section 8) individuals employed that are assisted families, which includes public housing and Section 8 program families. It is the goal of the HA to increase the number of employed individuals by 2 per year for the next five years; therefore, increasing the total employed by 10 as of June 30, 2005. **Update:** As of June 30, 2005, there are 413 (390 public housing & 23 Section 8) individuals employed that are assisted families; therefore, we **exceeding the goal for June 30, 2005**. A new goal was established for period beginning January 1, 2006 and through June 20, 2011 with the submission of the Annual and Five-Year Plan beginning 7/1/2006. As of December 30, 2005, there were 359 (329 public housing & 30 Section 8) individuals employed that are assisted families. It is the goal of the HA to increase the initial goal of 339 by 25 to 364 by June 30, 2011. **Current Status:** As of December 31, 2006, there were 364 (336 Public housing & 28 Section 8) individuals employed that are assisted families; therefore, the HA has met

this goal as of 12/31/06 and does not anticipate any problems in meeting and/or exceeding this goal as of June 30, 2011.

- ☒ Provide or attract supportive services to improve assistance recipients' employability:

The HA is providing on the job training for residents in the area of maintenance. Residents are hired as temporary laborers and trained in different areas of maintenance and when a vacancy occurs they are qualified to apply for the vacant position. Since January 1, 1992 and through June 30, 2000, the HA hired 25 individuals and of that total 9 were residents, which is 36% of the total hired. It is the goal of the HA to hire residents for 15% of the vacancies within the HA effective January 1, 1992. **Update:** The number of individuals hired since January 1, 1992 and through December 31, 2006 is 47 and of that total 11 have been public housing residents, which represent a percentage of 23.40%. Therefore, we continue to exceed our goal of filling 15% of the vacancies with residents. Also, the Executive Director of the HA serves as Chairperson of the Jobs Task Force at the Department of Human Resources (DHR) and this task force works with DHR staff and with residents receiving TANF payments to prepare them for future employment.

- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

The HA works with the Council on Aging and the Home Extension service to provide programs to increase independence living for the elderly and disabled and it is the goal of the HA to have a minimum of twelve activities/programs per year for the elderly and disabled. **Update:** The HA continues working with the Council on Aging and the Home Extension service to improve the quality of life for the elderly and disabled. We are averaging one activity per month for the elderly and disabled; therefore, we are meeting our goal.

- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

The HA promotes fair housing for all applicants and residents. We will not tolerate any type of discrimination because of a persons race, color, religion, sex or national origin. The HA works with local leaders from the

National Association for the Advancement of Colored People (NAACP) to promote economic opportunities and affirmative action for low and very-low income families. To demonstrate the HA's commitment to equal opportunity and affirmative action, the HA leases a unit to the NAACP for their main office in Gadsden/Etowah County. The unit has been removed from occupancy, with HUD approval, and the NAACP is not charged rent because the programs they provide directly benefits public housing residents. **Update:** The HA continues to undertake affirmative measures, as outlined above, to ensure access to assisted housing regardless to race, color, religion, national origin, sex, familial status, and disability.



Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

The HA will follow its admissions policies to insure that all applicants are housed on a non discriminatory basis in the public housing developments administered by the HA. One hundred percent of the Public Housing units administer by the HA meets and/or exceeds the Uniform Physical Condition Inspections standards established by HUD. Also, all Section 8 units approved by the HA are inspected and must meet Housing Quality Standards and these units are livable and suitable for all individuals.

Update: The HA continues to undertake affirmative measures, as outlined above, to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability. Also, as specified by 24 CFR 903.7 (b) (2) (v) (B) of the Federal Regulations, the HA is required to use independent testers to assure that the site-based waiting list is not be implemented in a discriminatory manner and that no patterns or practices of discrimination exist. The HA hired the audit firm of Henderson & Associates, LLC to audit the HA's site-based waiting list for compliance with 24 CFR 903.7 (b) (2) (v) (B). Henderson & Associates, LLC issued an Independent Auditor's Report and it was their opinion that the site-based waiting list is not being implemented in a discriminatory manner and no patterns or practices of discrimination exist. The Independent Audit Report was transmitted to the HUD Birmingham Office of Public Housing on December 21, 2006, for their review. On January 10, 2007, staff of the Birmingham HUD Office of Public Housing issued a letter to the HA indicating that the HA had complied with the regulatory requirements for testing the site-based waiting list (The independent audit report and HUD's response to the HA are on file for review with the list of supporting documents for review with the Annual & 5-Year Plan). As required by 24 CFR 903.7 (b) (2) (v) (B), the HA will contract with an independent auditor for the period ending June 30, 2009, to audit the site-based waiting list for non-discriminatory patterns or practices. This type

of audit is required to be performed every three years for HA's that maintain site-based waiting list.

- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

It is the policy and practice of the HA to accommodate all individuals with disabilities and within reasonable cost limitations make units accessible as needed. **Update:** The HA continues to undertake affirmative measures, as outlined above, to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

- ☒ Other: (list below)

Other PHA Goals and Objectives: (list below) NEW GOAL with Submission of the Annual and Five-Year Plan beginning July 1, 2007

HUD published Notices: PIH 2006-23, on June 23, 2006 and PIH 2006-42 on December 27, 2006, for Implementation of the Violence Against Women and Justice Department Reauthorization Act 2005 (VAWA). The VAWA prohibits the eviction of, and removal of assistance from certain persons living in public or Section 8-assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 U. S. C. 13925). The HA distributed a notice on July 31, 2006, to all Public Housing Households and a notice was mailed to all Section 8 participant households on July 21, 2006, informing them that the HA would not evict or terminate Section 8 assistance to victims of criminal domestic violence, dating violence, sexual assault, or staking, as well as members of the victims' family listed on the dwelling lease and/or Section 8 voucher. The HA would only take action to have the person committing the violence removed from the dwelling lease and/or Section 8 voucher for the protection of the family. Based on the requirements contained in HUD Notice 2006-23, the HA developed a certification form for victims to certify that the alleged incident of abuse are bona fide and agrees to have the alleged abuser removed from the dwelling lease and/or the Section 8 Voucher. The HA will also allow the victim and remaining family members to relocate for safety reasons to another public housing development managed by the HA and/or issue the Section 8 participant family a Voucher, which will allow for relocation. To inform new public housing households and Section 8 participant households of the requirements of VAWA, the HA developed a notice that is covered with the Public Housing household and the Section 8 participant household during the leasing session effective August 1, 2006 for Public Housing lease sessions and July 24, 2006, for Housing Assistance Payment contracts executed on or after July 24, 2006. Each person participating in the lease session is also required to sign the notice that explains the requirements of VAWA. To ensure that Section 8 Landlords are aware of the requirements of the VAWA, the HA mailed a notice to each Section 8 Landlord on July 21, 2006, which explained the requirements of VAWA. Also, for Housing Assistance Payment Contracts executed on or after July 24, 2006, the Landlord is provide a notice explaining the requirements of the VAWA and must sign the notice

documenting that the HA has informed the Section 8 Landlord of the requirements of VAWA. HUD published an addition Notice: PIH 2006-42, on December 27, 2006, transmitting HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking, which is form HUD-50066. The HA starting using this certification form on February 1, 2007, for Public Housing and Section 8 and the certification form developed by the HA was changed and will used an attachment for form HUD-50066. A notice was posted for Public Housing and Section 8 on January 8, 2007, explaining that HUD has issued a certification for all acts covered by the VAWA Act of 2005 and that the existing certification form was amended and would be used as an attachment. The VAWA Act of 2005 allows Housing Authorities to require additional inform in addition to the certification and the attachments details what additional information the HA is requesting and the information being requested is in accordance with the VAWA Act of 2005. Also, the attachment is completed at the time the certification is completed.

It is the goal of the HA not to evict any public housing resident or terminate Section 8 assistance to any victim of violence covered under VAWA and that certifies to the alleged abuse and complies with the terms of the certification. The Board of Commissioners of the HA certified that the HA intents to comply with the implementing requirements of VAWA at the August 22, 2006, Board meeting.

NEW GOAL: With the publication of HUD Notice 2006-23 and HUD Notice 2006-42 the HA is establishing a goal that no individual covered under the VAWA that completes the HA certification to the alleged abuse and complies with the conditions of the certification will be evicted from public housing or have their Section 8 assistance terminated. This goal is being added to the HA 5 Year Plan this year and any activity related to the eviction of victims covered under VAWA will be reported as update to future 5 Year Plans of the HA. **Update:** Since the HA implemented the provisions of the VAWA Act no public housing resident and/or Section 8 participant has be evicted or Section 8 assistance terminated that qualified as a victim of abuses covered under the VAWA Act.

Annual PHA Plan
PHA Fiscal Year Beginning 7/1/2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Annual Plan which is attached hereto was developed by the Greater Gadsden Housing Authority, hereinafter referred to as the HA in this document and accompanying Plan, in accordance with the Rules and Regulations promulgated by HUD.

The goals and objectives of this HA are contained in the Five-Year Plan.

The HA has adopted an Admissions and Continued Occupancy Policy (ACOP) for the administration of its public housing program and a Section 8 Administrative Plan for the administration of its Section 8 Housing Voucher Program. These policies were written to comply with HUD guidelines, rules, regulations, and Federal Law and are consistent with the mission statements of the. The basic goals and objectives are:

1. Increase the availability of decent, safe and affordable housing in the operating jurisdiction of the HA.
2. The HA will ensure equal opportunity in housing for all.
3. The HA will promote self-sufficiency and asset development of families and individuals.
4. The HA will take steps to help improve community quality of life and economic vitality.

The HA does not plan to have any substantial deviation from the 5-Year Plan and/or any significant amendment or modification to the Annual Plan as defined in Other Information 18. D 3.

This Plan was originally written after consultation with necessary parties and entities as provided in the guidelines issued by HUD. This year the plan is being amended and amendments are being made after consultation with all necessary parties and entities as required by HUD. All necessary accompanying documents are attached to this document and the list of supporting documents is available for review.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Annual Plan type	1
ii. Executive Summary	1
iii. Table of Contents	3
1. Housing Needs	11
2. Financial Resources	17
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	31
5. Operations and Management Policies	38
6. Grievance Procedures	40
7. Capital Improvement Needs	42
8. Demolition and Disposition	46
9. Designation of Housing	47
10. Conversions of Public Housing	49
11. Homeownership	52
12. Community Service Programs	54
13. Crime and Safety	57
14. Pets	60
15. Civil Rights Certifications (included with PHA Plan Certifications)	60
16. Audit	60
17. Asset Management	61
18. Other Information (see note below for contents of 18 D.)	62
Note: Contained in 18 D. Other Information Required by HUD is: 1.) Unit Conversion Information, 2) The Assessment of Changes in racial, ethnic or disability-related resident composition at each site-based waiting list; and 3) The HA definition of substantial deviation from the 5-Year Plan and the definition of significant amendment or modification to the Annual Plan.	

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

☒ Admissions Policy for Deconcentration: The Admissions Policy for Deconcentration for the HA is listed below and **not included as an attachment**:

The final rule to effect Deconcentration of Poverty and Promote Integration in Public Housing was published in the federal register on December 22, 2000,

and effective January 22, 2001. The admissions policy for deconcentration for Public Housing is contained in HA's Admissions and Continued Occupancy Policy (ACOP) as follows: Section VII B-7 of the ACOP, which is the Tenant Selection and Assignment Plan, states that "the provisions of the deconcentration rule, contained within this policy, shall supersede the selection of applicants based on the date and time and any preference points, and allow the HA to skip families on the waiting list to accomplish this goal." The Deconcentration Policy of the HA for Public Housing is contained in Section XIX of the ACOP, and reads as follows:

Deconcentration Rule for Public Housing:

A. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.

B. Exemptions: The following are exempt from this rule.

- Public housing development with fewer than 100 public housing units. A covered development is defined as any single development or contiguous developments that total over 100 units.
- Public housing developments which house only elderly persons or persons with disabilities, or both.
- Public housing developments which consist of only one general occupancy family public housing development.
- Public housing developments approved for demolition or conversion to tenant-based assistance.
- Mixed financing developments.

C. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:

1. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.

2. To accomplish the goals of deconcentration:
 - (a) Not less than 40% of the HA admissions on an annual basis shall be to families that have income at or below 30% of area median income (extremely low-income), and
 - (b) The HA shall determine the average income of all families residing in all the HA's covered developments. The HA shall determine the average income of all families residing in each covered development. In determining average income for each development, this HA has adjusted its income analysis for unit size in accordance with procedures prescribed by HUD. The HA shall determine whether each of its covered developments falls above, within or below the Established Income Range. The Established Income Range is 85 percent to 115 percent (inclusive) of the average family income, except that the upper limit (115 percent) shall never be less than the income at which a family would be defined as extremely low-income family.

Deconcentration Rule Section 8:

The Deconcentration Rule of the HA for Section 8 is contained in Section XXXVIII of the Section 8 Administrative Plan and reads as follows:

The objective of the deconcentration rule for HCV tenant-based assistance is to admit no less than 75% of its new admissions to the program to families that have income at or below 30% of the area median income. The HA will track the status of all new admissions monthly by utilizing income reports generated by the HA's computer system. The goal will be tracked monthly and if the HA is not reaching its goal, families will be skipped on the waiting list to admit a family that has income that is at or below 30% of area median income. The practice will continue until the HA achieves its goal. The HA's HCV applicant selection process, which is contained in the HCV Administrative Plan provides for the skipping of families on the waiting list to accomplish this goal. The HA may also accomplish this goal by only opening the waiting list to families who fall at or below the very-low income limits.

☒ FY 2007 Capital Fund Program Annual Statement:

The Capital Fund Program (CFP) Annual Statement (parts 1, 2 and 3) for AL09P04950107 is attached (See Attachment No. al049a01).

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **Not Applicable**

Optional Attachments:

☒ PHA Management Organizational Chart – (See Attachment No. al049b01)

☒ FY 2007 Capital Fund Program 5 Year Action Plan for: AL09PP04950108, AL09PP04950109, AL09PP04950110, and AL09PP04950111 (The 5 year action plan for the FY's identified herein are attached to this document as attachment No. al049c01): NOTE: The addition of a Central Heating and Air system for Carver Village was eliminated from the FY 2007 Capital Funds program Five Year Action Plan this year due to reduced funding in the Capital Funds program, Residents request for central heat and air and existing vacancy problems at Carver Village. HA staff determined that applicants did not want to move into Carver Village because the units did not have central heat and air and waiting until Capital funds to add central heat and air at Carver Village was not feasible and may result in additional vacancies at this development plus existing resident want central heat and air added as soon as possible. Therefore, the HA decided proceed with the additional of the central heat and air system to all Carver Village units at the May 23, 2006, Board meeting and that the cost be paid from public housing operating funds. The plans and specification have been prepared for this addition at Carver Village and it is anticipated that the central heat and air will be added to all Carver Village units no later than June 30, 2008. This change means Carver Village will have central heat and air approximately five year ahead of the planned date utilizing Capital Funds. The change was well received by the residents at Carver Village and at all communities. Also, during the resident meeting at Myrtlewood on January 23, 2007, the Resident Association President, Ms. Clanton, reminded everyone that the residents of Myrtlewood had voted to change the name of Myrtlewood to "Gateway Village" during the last construction phase of Myrtlewood. The residents voted to change the name because of the negative stigma associated with Myrtlewood when the community was know a "Murderwood" due to killing, gang and drug problems within the community. The problems have been eliminated thought the HA's comprehensive award winning anti-drug programs but the negative stigma remains and the residents want the name changed to reflect their new community and reflect that the community is safe and good place to live. This change will be made during the last phase of construction at Myrtlewood. An open house will be planned to display the renovated units and to highlight the name change. This change will be coordinated with HUD prior to implementation to ensure that the name change is reflected in all appropriate HUD documents and systems.

☐ Public Housing Drug Elimination Program (PHDEP) Plan for: **Not Applicable**

The PHDEP program has been eliminated from HUD appropriations; therefore, this action eliminates this requirement for this attachment because drug elimination grants for low-income housing are not funded as a separate set aside through the PHDEP account.

- ☒ Comments of Resident Advisory Board or Boards (See Attachment No. al049d01 for all Resident Advisory Board or any other resident comments.)
- ☒ Other (List below, providing each attachment name)

The Annual Plan submission Annual Statement/Performance and Evaluation Reports for the Period Ending December 31, 2006, is being submitted for Capital Fund Program (CFP) and Replacement Housing Fund (RHF) for the following programs: 1) For CFP No. AL09P04950106 Amendment No. 2 (See Attachment No. al049e01), 2) For RHF No. AL09R04950106 (See Attachment No. al049f01). 3) For CFP No. AL09P04950105 Amendment No. 3. (See Attachment No. al049g01). 4) For RHF No. AL09R04950105 (See Attachment No. al049h01). 5) For CFP No. AL09R0490203 Amendment No. 3 (See Attachment No. al049i01).

All programs listed above are on schedule and the HA will meet and/or exceed the obligation and expenditure dates approved in the Implementation Schedule for these programs. Also, all previous allocations of Comprehensive Grant Funds have been completed and closed out ahead of schedule.

Also, attached is the Final Performance and Evaluation Report for the period ending December 31, 2006, for the Bonds 2003B SERIE03 (See Attachment al049j01). All funds have been obligated and expended for this program and this Bond program will be closed out with our Fiscal Audit for the period ending June 30, 2007.

Note: PIH Notice 2001-4 issued January 19, 2001, Component 3 A (6) was being replaced because the final rule was issued for Deconcentration and Income Mixing for public housing. The new requirements have been copied into this document and completed as Component 3 A (6) and not included as an additional attachment. See component 3 A (6) of this document for required information concerning the deconcentration and income mixing.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice and any additional backup data to support statement of housing needs in the jurisdiction)	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year (see attachment to annual and 5 yr plan,	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	attachment No. al049a01)	
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) (See attachment to annual and 5 yr plan, attachment No. al049c01)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing – Note: As planned, the HA submitted a Disposition Application for ¾ acre of excess property that is unusable by the HA to the Special Application Center of HUD on July 15, 2007, via the internet.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act – Note: Component 10 B – Voluntary Conversion Required Initial Assessment as required by HUD NOTICE PIH 2001-26 is available as a list of Supporting Documents. Also, included is information about the final rule that was published in the Federal Register on 3/21/2006 concerning cost methodology for agencies that have any one development with 250 units or more on a single site or contiguous sites. This regulation does not apply to this HA (see Component 10 B).	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plans for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit & Audit of Site-Based waiting ling

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
None	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1,751	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	1,137	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	1,183	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	1,131	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – White	2,240	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Black	1,756	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Hispanic	75	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity- Other	0	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year:
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy
("CHAS") dataset – 2000
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families – 960 units leased	Annual Turnover
Waiting list total	35	.036%	464
Extremely low income <=30% AMI	17	.018%	
Very low income (>30% but <=50% AMI)	18	.019%	
Low income (>50% but <80% AMI)	0	.0%	
Families with children	10	.010%	
Elderly families	5	.005%	
Families with Disabilities	13	.014%	
Race/ethnicity	21	.022 %	Black
Race/ethnicity	14	.015 %	White
Race/ethnicity	0	0%	Other
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	20	0.021%	
2 BR	10	.010%	
3 BR	5	.005%	

Housing Needs of Families on the Waiting List			
4 BR	0	0%	
5 BR	0	0%	
5+ BR	0	0%	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? Not Applicable</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes – Not Applicable the waiting list is open; however, the Section 8 waiting list could be closed during the year due to the number of applicants and available Section 8 Housing Choice Vouchers in accordance with the HA's Section 8 Administrative Plan.</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – See Special Purpose Section 8 Assistance Programs – Project Based contained in this plan below:</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below) Based on the HUD's current method for funding the Section 8 Housing Choice Voucher program the strategy to, "Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration", which is checked above is becoming increasing difficult. The HA is committed to marketing the program to owners, particularly those outside of areas of minority and poverty concentration but maintaining or increasing section 8 lease-up rates with existing funding is almost impossible. Over the last three Fiscal Years the unrestricted net assets have been reduced from an estimated \$58,327 as of June 30, 2003 to \$32,744 as of June 30, 2006. As of January 31, 2007, the HA had 92 Housing Choice Vouchers under lease and the HAP payment for these vouchers was \$23,566 and HUD allocated \$24,281 for the month of January. This method of funding has limited the number of Section 8 Housing Choice Vouchers the HA can issue. The HA is approved for 112 Vouchers but funding is only being provided for approximately 92 at this time; therefore, we are not all to serve 20 families due to our current allocation of HAP funds. Also, the administrative fee currently provided to administer the Section 8 Housing Choice Voucher program does not support a full time position at the entry level for this program. If this trend continues, the Section 8 Coordinator position will have to be reduced to a part-time position.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$1,904,541	Day to Day Operations
b) Public Housing Capital Fund	\$1,362,606	Capital & Management Improvements
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance – Section 8 Vouchers - \$315,060 Section 8 New C - \$310,283 = \$625,343	\$625,343	Housing Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$0	
3. Public Housing Dwelling Rental Income	\$1,535,952	Day to Day Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)	\$389,004	Day to Day Operations
\$97,654 Excess Utilities		
\$79,365 Interest Income		
\$116,865 Main. Charges & late fees		
\$1,500 Power Pole Rental		
\$750 Salvage material		
\$296,134 – Total		
5. Non-federal sources (list below)	\$0	
Total resources	\$5,817,446	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe) At the time the application is filed.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe) Declaration of Citizenship, Owes Monies to any other Federally subsidized housing program, Subject to a lifetime registration requirement under state sex offender registration and/or Committed acts which constitute fraud during the application process. For additional information on non-income screening factors used by the HA, reference Section VI, Eligibility for Admission and Processing of Applications, Sections F thru L of the Admissions and Continued Occupancy Policy.

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists

☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office – 422 Chestnut Street, Gadsden, AL

☐ PHA development site management office

☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 7

The HA amended its annual plan for plan year 7/1/2004 and stated its intention to change to a site-based waiting list once the appropriate changes were posted and approved by HUD. The ACOP and Tenant Selection and Assignment Plan (TSAP) was amended, posted for comments and transmitted to HUD for approval on September 20, 2004. HUD approved the TSAP, including the site-based waiting lists on November 12, 2004. After receiving HUD approval the site-based waiting list was put into effect on December 1, 2004. Also, as specified by 24 CFR 903.7 (b) (2) (v) (B) of the Federal Regulations, the HA is required to use independent testers to assure that the site-based waiting list is not be implemented in a discriminatory manner and that no patterns or practices of discrimination exist. The HA hired the audit firm of Henderson & Associates, LLC audit the HA's site-based waiting list for compliance with 24 CFR 903.7 (b) (2) (v) (B). Henderson & Associates, LLC issued an Independent Auditor's Report and it was their opinion that the site-based waiting list is not being implemented in a discriminatory manner and no patterns or practices of discrimination exist. The Independent Audit Report was transmitted to the HUD Birmingham Office of Public Housing on December 21, 2006, and is on file for review with the list of supporting documents for review with the Annual & 5-Year Plan. HUD responded on January 10, 2007, and noted that the audit indicates that the HA site-based waiting lists are being implemented without discrimination and that the HA had completed the requirements for this reporting period. Also, as required by 24 CFR 903.7 (b) (2) (v) (B), the HA will contract with an independent auditor for the period ending June 30, 2009, to audit the site-based waiting list for non-discriminatory patterns or practices. This type of audit is required to be performed every three years for HA's that maintain a site-based waiting list.

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? 5 Note: The HA has a total of 7 developments and 5 are designated for occupancy by families. These developments are: Colley Homes, Carver Village,

Starnes Park, Martlewood Homes and Northside Homes. The two remaining developments are Campbell Court and Starnes Park. There are 112 units at Campbell Court and 74 units at Starnes park that have been approved by HUD for occupancy of the elderly and disabled. The occupancy type for these units were changed from family to mix-population (elderly and disabled) on August 18, 1995, which is the date HUD approved the change in occupancy type; therefore, the elderly, near-elderly and disabled are the only applicants for these developments.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☒ Underhoused

- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences –

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below) Special Circumstance Preferences as outlined in Section VI – Eligibility for Admission and Processing of Applications, E – 5 of the ACOP– These preferences apply only to specific units 1) near-elderly families over other families for units designated for elderly/disabled in Campbell Court and Starnes Park; 2) For one bedroom units in any development; elderly and disabled families over single persons on the one bedroom eligible waiting list.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

X Date and Time

Former Federal preferences: **(Not Applicable)**

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) (see below for priority and weights assigned)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below) Both Special Circumstance Preferences, as described above, are absolute hierarchy preferences and they are given equal weight of 1 for first priority.

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision

☐ Other (list)

(6) Deconcentration and Income Mixing

Note: This Component has been modified to contain the information published in PIH Notice 2001-4, on 1/19/2001. The following questions replaced the former ones in the PHA Plan template Component 3, A(6) for Deconcentration and Income Mixing.

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Colley Homes	224	The income average for Colley Homes is \$8,219.56. The 85% of income average is \$9,580.75; therefore, Colley Homes is outside income range.	Yes, The HA deconcentration policies are contained in the ACOP. These policies are working and it is anticipated that this development will be within the income limits by June 30, 2012. The HA is currently marketing public housing units to the Hispanic community (in addition to marketing to all areas), which is the only low-income population that is increasing in Etowah County. The marketing plans are working because the income average for Colley Homes has increased from \$7,653.43 (as reported in the annual and 5 yr plan for 7/1/05) to \$8,219.56.
Myrtlewood Homes	106	The income average for Myrtlewood Homes is \$9,296.58. The 85% of income average is \$9,580.75; therefore, Myrtlewood Homes is outside income range.	Yes, The HA deconcentration policies are contained in the ACOP. Myrtlewood is undergoing modernization and as of 1/31/07, there are 50 units out of occupancy for modernization. When the renovation is completed and leasing of renovated units start it is anticipated that this development will not be outside the income range.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
 - ☐ Criminal and drug-related activity, more extensively than required by law or regulation
 - ☐ More general screening than criminal and drug-related activity (list factors below)
 - ☒ Other (list below) Declaration of Citizenship, Owes Monies to any other Federally subsidized housing program, Subject to lifetime registration requirement under state sex offender registration and/or Committed acts which constitute fraud during the application process. For additional information on screening factors used by the HA, reference Section VIII, Eligibility for Admission and Processing of Applications in the Section 8 Administrative Plan.
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity: Drug-trafficking by family members
 - ☒ Other (describe below) If known by the HA, the tenancy history of family members (See Section XIII-C of the Section 8 Administrative Plan).

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
 - ☐ Federal public housing

- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office – 422 Chestnut Street, Gadsden, AL
- ☐ Other (list below)

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Yes, when requests for extensions are received prior to the expiration date and the reason for the extension is justified (See Section XI D 2, Requesting for extensions of the term of the Section 8 Administrative Plan).

(4) Admissions Preferences

a. Income targeting

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

☒ Date and Time (Selection from the Waiting list is by date and time only, no other preferences are used for the Section 8 program)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application

☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

☐ This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☒ The Section 8 Administrative Plan

☒ Briefing sessions and written materials

☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☒ Through published notices

☒ Other (list below) The HA amended **SECTION X of the Section 8 Housing Voucher Selection and participation Process for the Plan Year beginning July 1, 2003**, and added part 3 to the Section 8 Administrative Plan. This amendment allows the HA to commit up to 20 percent of its allocated Section 8 Housing Choice Vouchers to Section 8 Project-Based Housing Choice Vouchers for use by the mentally ill and mentally retarded. The HA currently administers 112 Section 8 Housing Choice Vouchers; therefore, up to 22 vouchers may be used for to assist the mentally ill and mentally retarded. Making provisions for project-based assistance will help fill a need for housing persons with mental disabilities in the HA jurisdiction. The HA established a separate waiting list for the project based vouchers and as specified in the Section 8 Administrative Plan and the applicants will be selected based on “date and time”. Section XII – D of the Section 8 Administrative Plan reads as follows: Section 8 Project-Based Housing Choice Vouchers: The HA may commit up to 20 percent of its allocated Section 8 Housing Choice Vouchers to Section 8 Project-Based Housing Choice Vouchers for use for persons with mental disabilities. The requirements of 24 CFR 983.51 and the Federal Register dated January 16, 2001, will be followed in the establishment of Section 8 Project-Based Housing Choice

Vouchers. The HA will establish a separate waiting list for any project based vouchers and any applicant currently on the waiting list for a Section 8 Housing Choice Voucher that qualifies will be offered a Section 8 Project-Based Housing Choice Voucher. Also, if no individual or family with mental disabilities is on the project-based waiting list. The owner may provide documentation from the local Mental Health agency that no individual or family has been identified within the last 60 days that qualified for a project based voucher for the mentally disabled or mentally ill. At the end of the 60 day period, the owner may request that the HA offer a project based voucher to an individual or family on its regular waiting list for the Section 8 Housing Choice Voucher Program. After receiving the request, the HA may offer the next individual or family on the regular HA waiting list, based on the size of the vacant unit for the project based voucher, a project based voucher. The individual or family may accept or reject the project based voucher. If the individual or family rejects the project based voucher, the HA will offer the next individual or family the project based voucher based on the appropriate bedroom size; however, the family that rejects the project based voucher will not lose its place on the regular waiting list for a Section 8 Housing Choice Voucher. This process will be repeated until each individual or family on the regular waiting list is offered the project based voucher and/or until the project based voucher is leased.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: The HA dwelling lease outlines the policy of the HA as it relates to minimum rent hardship exemptions.

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: The HA has adopted flat rents as of October 1, 2002, and when the Head of Household selects the flat rent the amount charged is based on the established flat rent and not 30% of adjusted income. The

approved flat rents are updated annually and the current rates were effective October 1, 2006, by development and the amounts, by Community, are as follows:
Colley Homes: 1 Br \$265, 2 Br \$335, 3 Br \$400, 4 Br \$525 and 5 Br \$635:
Carver Village units without Central Heat and Air: 1 Br \$215, 2 Br \$230, 3 Br \$310, 4 Br \$400 and 5 Br \$515. **Carver Village units with Central Heat and Air:** 1 Br \$240, 2 Br \$290, 3 Br \$345, 4 Br \$435 and 5 Br \$570. **Emma Sansom Home:** 1 Br \$240, 2 Br \$295, 3 Br \$355, 4 Br \$465 and 5 Br \$570. **Myrtlewood Homes non renovated units:** 1 Br \$215, 2 Br \$220, 3 Br \$280, 4 Br \$380. **Myrtlewood Homes with renovated units:** 1 Br \$240, 2 Br \$290, 3 Br \$345, 4 Br \$435. **Campbell Court:** 1 Br \$245, 2 Br \$290, 3 Br \$345. **Starnes Park:** 1 Br \$245, 2 Br \$290, 3 Br \$345 and **Northside Homes:** 1 Br \$215, 2 Br \$260, 3 Br \$330.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member (Ref. Appendix A Definitions section of ACOP for - Income Exclusions)

☒ For increases in earned income - (Ref. Appendix A Definitions section of ACOP for – Income Exclusions)

☐ Fixed amount (other than general rent-setting policy)
 If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☒ Other (describe below) To help reduce the number of vacancies the HA amended the Admissions and Continued Occupancy Policy (ACOP) and added a permissive Total Tenant Payment (TTP) Deduction at Move-In on August 23, 2005, and effective September 1, 2005. HUD approved the permissive TTP deduction amendment to the ACOP on August 12, 2005. The ACOP was amended to provide for a TTP rent deduction, of up to two months, at initial move-in. The amendment is contained in Section XV - D (3) of the ACOP, and is summarized below:

Total Tenant Payment (TTP) Deduction at Move-In: The HA may deduct the TTP for any new move-in at certain development(s) (see worksheet below) that has a TTP of \$1 or more for up to two months at initial move-in (at this time the HA decided to grant a one month deduction and this action was approved at the August 23, 2005, Board meeting). Therefore, any eligible applicant for housing within a development that has a vacancy percentage of 2 percent or more qualifies

to receive the one month TTP deduction. To be eligible for the TTP deduction the head of household and or any adult member listed on the dwelling lease must not have received this deduction at any time from the HA in the past. Also, the HA will determine when it is granting a one month or two month TTP deduction. This determination was made and at this time a one month TTP deduction is being allowed to evaluate its effectiveness in reducing vacancies. The HA has documented it's decision to offer the TTP deduction for one month and the worksheet (listed below) is completed on the first working day of each month and posted in each office of the HA. The HA may suspend and/or start the TTP deduction at any time based on the overall vacancy totals of the HA and/or the effectiveness of allowing the TTP deduction, which will be determined by the eviction rate of new move-ins that receive the TTP deduction and/or the number of applications received has increased and allowing the TTP deduction is not necessary for the HA to maintain an overall vacancy percentage of three percent or less. If the TTP deduction is suspended and/or started it will be done on the first working date of a particular month and all applicants that applied for public housing within a public housing development that qualified for a TTP deduction will be entitled to the TTP deduction even though they may not be housed until after the date the TTP deduction is suspended. The determining date for eligibility is the application date, not the date housed. Also, the decision to suspend the TTP deductions will be made on the first working day of each month, which is the date the worksheet (blank worksheet listed below) for the TTP deduction is posted.

The following worksheet is completed as detailed above indicates, which communities qualify for "Rent Deduction"

MONTH	Year		
Development Name	Units Available for Occupancy	Occupied Units	Vacancy Percentage
Colley Homes	220		
Carver Village	158		
Emma Sansom	219		
Myrtlewood Homes	106		
Campbell Court	150		
Starnes Park	100		
Northside Homes	42		
Totals	995		

NOTE: This is a blank chart and it is completed on the 1st working day of each month with actual vacancy data, which will indicate which development qualify of the TTP deduction.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☒ Yes for all developments – The HA retained ceiling rents when the flat rents were adopted on October 1, 2002, and the ceiling rents are adjusted to the level of the flat rents on an annual basis as appropriate when the flat rents are adjusted and/or revised (see above for amounts of current flat rents).

☐ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☒ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study

☐ Fair market rents (FMR)

☐ 95th percentile rents

☐ 75 percent of operating costs

☐ 100 percent of operating costs for general occupancy (family) developments

☐ Operating costs plus debt service

☐ The “rental value” of the unit

☒ Other (list below) The HA adopted flat rents which were set on the market values of the units as established by a study conducted by the HA in accordance with HUD rules and regulations. The ceiling rents were retained and adjusted to the level of the flat rents as required by HUD. The flat rents are updated annually and the last updates were effective October 1, 2006. The flat rents are reviewed annually and the ceiling rents are adjusted to the level of the flat rents as appropriate.

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☒ Any time the family experiences an income increase – (Ref. Section III D of the Dwelling Lease, except for families on flat rent. Reexamination of family income for families on a flat rent are only required to be conducted at least once every three years.
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
☒ Other (list below) When there are Decreases in income
- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- ☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood – The HA contracted with a qualified firm to conduct a study based on HUD regulations and surveying similar unassisted units in the neighborhood. The initial survey was completed and Flat Rents were implemented on October 1, 2002. The latest Flat Rents were updated and effective October 1, 2006. The Flat Rents will continue to be updated on an annual basis.
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- ☐ At or above 90% but below 100% of FMR
☒ 100% of FMR – Due the significant increase in FMRs for the Gadsden area effective October 1, 2004, the HA changed the Payment Standard to from 110% to 100% of the FMR at the September 28, 2004, Board meeting and effective October 1,

2004. The payment standards have remained at 100% of the FMR since October 1, 2004, and there are reviewed annually.

- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below) The HA's Section 8 Administrative Plan outlines the policy of the HA as it relates to minimum rent hardship exemptions.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. See Attachment No. al049b01.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1002	432
Section 8 Vouchers	112	32
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	NONE	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Ref: Public Housing Management Manual

Ref: Public Housing Maintenance Manual

(2) Section 8 Management: (list below)

Ref: Section 8 Administrative Plan Manual

Note: The manual's listed above are filed with the "List of Supporting Documents" and are available for Review.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below: The HA has defined promptly to mean within five business days from the date of mailing (Ref. Section II G of the Grievance Procedure, which is filed with the "List of Supporting Document" and is available for review.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☒ PHA main administrative office – Applicants for public housing are entitled to an informal hearing and the initial contact is with the Occupancy Specialist, which is located in the main administrative office of the HA, which is 422 Chestnut Street, Gadsden, Alabama

☒ PHA development management offices – The Housing Manager within each development is the initial contact for initiating the grievance process for Residents

☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below: The HA specified the number of days an applicant has to request an Informal Review and the number of days a participant has to request an Informal Hearing (Reference Section 8 - Applicant Denied Assistance and Provided Opportunity for Informal Review and Section 8 - Participant provided Opportunity for Informal Hearing).

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☒ PHA main administrative office – The Section 8 Coordinator is the initial contact for all Section 8 applicants and participants.

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (See Attachment No. AL049a01) Also, see Note Below concerning HA participating in the Bonds 2003B SERIE03 program.

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (See Attachment AL049c01)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

Note: The HA participated in a consolidate sale for Bonds 2003B SERIE03 and the bonds were sold in July of 2003 and the HA was allocated \$5,370,897.40 from the proceeds of the Bond sale. The Final Program Report is attached for the period ending December 31, 2006, (See Attachment al049j01). The program is completed and will be closed out with the HA audit of 6/30/2007.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below: The HA has received three allocations of Replacement Housing Funds as follows: \$74,640 for AL09R04950104 and \$70,899 for AL09R04950105, and \$63,391 for AL09R04950106. The HA submitted a Replacement Housing Plan (RHP) on December 10, 2004, which was approved by HUD on January 28, 2005. The HA's RHP covers a period of ten years and to qualify for federal Replacement funding the second five years of the plan the HA is committing \$99,520 of its non-profit funds to leverage federal funding for the second five year of the RHP. The HA plans to construct 10 units of elderly and

disabled housing on excess property located in Starnes Park, which is an elderly and disabled public housing community; however, based on funding cuts and increase construction cost the HA may not be able to construct 10 units of elderly and disabled housing. On January 3, 2007, a letter was transmitted to HUD requesting an Environment Review and approval of the HA development plan. The following is the development plan for the Replacement Housing Funds (RHF's). The original plan was to construct two duplexes consisting of four units of public housing for the elderly and disabled with funds provided with the first five increment of funding. The original estimate for the amount of RHF's to be received during the first five-year increment of funding was \$373,200 (\$74,640 initial allocation x 5 years). The GGHA planned on having an Architect develop all the plans and specifications, the site work completed and two duplexes built with the anticipated \$373,200. To date the HA has received \$208,930 (AL09R049-50104 \$74,640; AL09R049-50105 \$70,89; and AL09R049-50106 \$63,391= \$208,930) of RHF's. Based on the current level of RHF's it is anticipated that we will receive approximately \$120,000 of RHF's for AL09R049-50107 \$60,000 and AL09R049-50108 \$60,000, for a revised estimated total of RHF's of \$328,930 (\$208,930+\$120,000).

The HA contracted with Patricia E. Sherman, Architect to prepare the plans and specifications for the site work and construction of five duplexes with a total of ten units. The complete project was advertised for sealed bids on September 12, 2006, with several deductive alternates. The low base bid to complete the total project was \$1,514,040, which equates to \$151,404 per unit. After taking all the alternates, the low bid for site work, excluding any paving, was \$239,090, which exceeded our allocation of RHF's by \$30,160. As part of the GGHA's Replacement Housing Funds Plan the GGHA committed \$99,520 of leveraged funds from its non-profit to qualify for the second increment of funding. To be able to award the bid of \$239,090, and meet our obligation date for AL09R04950104, the HA Board of Commissioners approved \$30,160 of the \$99,520 of leveraged funding to be used with the \$208,930 of replacement housing funds to award the contract for \$239,090. The site-work has been completed and all funds for AL09R04950104, 05 and 06 have been drawn down. These projects will be closed out when the HA's financial records are audited for the period ending June 30, 2007.

At this time the HA is not planning to change the number of duplexes it plans to construct but if building costs remain at their current levels, it is very unlikely that sufficient funding will be made available to the HA to construct five duplexes with ten units as originally planned. Based on the current funding levels it is anticipated that the HA will receive approximately \$489,360 to complete the project as detailed below:

Project No. Fiscal Year and Funding Increment	RHF's	Leveraged Funds	Total
AL09-R949-50107, FY 2007 - 1 st Increment of 5yrs	\$60,000	\$0	\$60,000
501-08 , FY 2008, 1 st Increment	\$60,000	\$0	\$60,000

501-09, FY 2009, 2 nd Increment of 5 yrs	\$60,000	\$13,872	\$73,872
501-10, FY 2010, 2 nd Increment	\$60,000	\$13,872	\$73,872
501-11, FY 2011, 2 nd Increment	\$60,000	\$13,872	\$73,872
501-12, FY 2012, 2 nd Increment	\$60,000	\$13,872	\$73,872
501-13, FY 2013, 2 nd Increment	\$60,000	\$13,872	\$73,872
Totals	\$420,000	\$69,360	\$489,360

Based on the above projections for funding the HA would have to build five duplexes and ten units at a cost of \$48,936 (10 units at \$48,936 = \$489,360). Each unit is approximately 900 square feet and with building costs at approximately \$85 a square foot, it is estimated that each unit will cost approximately \$76,500 to build for a total of \$765,000. Based on these current estimates and not taking into account any inflation, it is estimated that the HA would only be able to build three duplexes and a total of six units. Therefore, the HA may revise its initial plan to develop five duplexes and ten units to three duplexes and six units.

It is also anticipated that the HA will need to receive two additional allocations (501-07 & 501-08) of RHF's before being able to advertise for construction of the first duplex, which will be September of 2008. Based on the above funding schedule, the project will not be fully funded until September of 2013, which sets the anticipated completion date to September 2014.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Starnes Park
1b. Development (project) number: AL09P049006
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Excess Property only!
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, (07/15/06 date of submission)
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development- As planned, the HA submitted a Disposition Application to the Special Applications Center (SAC) of HUD on July 15, 2006 for the sale of approximately $\frac{3}{4}$ an acre of excess property in the Starnes Park area. The property is on the west side of a drainage ditch and it is not useable for the Starnes Park development. The HA had an appraisal completed and the property appraised for \$10,000. The HA also requested than an environmental review be conducted by HUD in a letter dated July 17, 2006. This proposal was presented to the residents and the Resident Advisory Board during the comment period for the Annual and Five-Year Plan and no one objected to the disposition of the excess property. HUD approved Annual and Five Year Plan on June 27, 2006. To date the Special Application Center has not approved and/or disapproved the Disposition Application. <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 07/15/06 Actual date b. Projected end date of activity: 06/30/07

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Campbell Court & Starnes Park 1b. Development (project) number: AL09P049005 for Campbell Court & AL09P049006 for Starnes Park
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (08/18/95)
5. If approved, will this designation constitute a (select one) N/A, this designation was approved in 1995 <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 112 units in Campbell Court and 74 units in Starnes Park

7. Coverage of action (select one)

☒ Part of the development

☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

Note: Component 10 ((b)), Voluntary Conversion Required Initial Assessment has been completed in accordance with PIH Notice 2001-26, and the document are available for review. Therefore, the information was not included as an attachment to this plan but incorporated into the plan. **Also, HUD published the final rule in the Federal Register on March 21, 2006, that provides the cost methodology that public housing agencies are required to use under HUD's regulations governing required and voluntary conversion of public housing developments to tenant-based. To be subject to required conversion in the final rule published in the Federal Register on March 21, 2006, an apartment complex must have 250 units or more on a single site or contiguous sites. This HA does not have any one development that has 250 units or more nor does the HA have any contiguous sites. Therefore, the required conversion requirements contained in the final rule of March 21, 2006, does not apply to this HA. See Component 10 B below and then skip to component 11.**

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)

<input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Voluntary Conversion Required Initial Assessment – Note: This section is being completed as required by HUD NOTICE PIH 2001-26.

- a. How many of the PHA's developments are subject to the Required Initial Assessments? - **Seven of Seven**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments used on exemptions (e. g., elderly and/ or disabled developments not general ccupancy projects)? **NONE**
- c. How many Assessments were conducted for the PHA's covered developments? **Initial Assessments have been completed on all of the PHA's seven (7) developments. The documents supporting this assessment are available for public inspection.**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
- Development Name: NONE Number of Units: 0**
- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **The Initial Assessment has been completed as required.**

Also, HUD published the final rule in the Federal Register on March 21, 2006, that provides the cost methodology that public housing agencies are required to use under HUD's regulations governing required and voluntary conversion of public housing developments to tenant-based. To be subject to required conversion in the final rule published in the Federal Register on March 21, 2006, an apartment complex must have 250 units or more on a single site or contiguous sites. This HA does not have any one development that has 250 units or more nor does the HA have any contiguous sites. Therefore, the required conversion requirements contained in the final rule of March 21, 2006, does not apply to this HA.

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.) **Skipping to 11B because the answer is NO.**

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development

☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.) **Skipping to 12 because the answer is NO.**

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? July 31, 2001

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☒ Other (describe) The Executive Director has served on the Jobs Task Force with the Department of Human Resources since 1992 and he is the current President of the Jobs Task Force and actively participates in welfare to work programs with DHR staff and Jobs Task Force members. Also, effective October 2001 the Executive Director was appointed to the Board of Directors of the DHR for Etowah County by the County Commission and in January of 2003 he was elected Chairperson for the DHR Board of Directors and he continues to serve as Chairperson for the DHR Board.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families

- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Jobs Task Force</i>	<i>31</i>	<i>TANF recipients</i>	<i>PHA Main Office and DHR</i>	<i>Both</i>
Community Development Center – Family Success Center	40	All low-income individuals	Operated out of Carver Village but available to all 7 Communities	Both
Reach-Out – Youth Program	50	All low-income individuals	Colley Homes	Both

(2) Family Self Sufficiency program/s – Not Applicable to the HA

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	None Funded or allocated	

Section 8	None Funded or allocated	

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below: Not Applicable to the HA

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937- NOTE: HUD reinstated the requirements of Community Service and Self-Sufficiency Requirements with the publication of NOTICE PIH 2003-17, and issued June 20, 2003.

The HA reinstated the requirements of Community Service and Self-Sufficiency with the publication of HUD NOTICE PIH 2003-17, issued June 20, 2003. The HA amended its Dwelling Lease, Admissions and Continued Occupancy Policy and Community Service Policy at the July 29, 2003, Board meeting to comply with Section 12 of the United States Housing Act of 1937, as amended and outlined in Title 24 of the Code of Federal Regulations part 960 and Section 605. The HA issued a notice to all residents on July 17, 2003, informing all residents of Public Housing that HUD has reinstated the community service requirements. The HA requires all residents to comply with community service requirements and as of December 31, 2006, the HA has a total of 184 residents that have executed Community Service Agreements with the HA and of that total none are on eviction notice for non-compliance.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below) Colley Homes - 224 units and Emma Sansom Homes – 220 units. These developments are the largest communities within the HA inventory. The other developments are Carver Village – 160 units, Campbell Court - 150 units, Starnes Park - 100 units and Northside Homes – 42 units for a total of 1,002.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below) Decorative Security fencing in Campbell Court, Myrtlewood Homes and Starnes Park and extra security lighting in all seven communities.

2. Which developments are most affected? (list below)) Colley Homes - 224 units and Emma Sansom Homes – 220 units. These developments are the largest communities within the HA inventory. The other developments are Carver Village – 160 units, Campbell Court - 150 units, Starnes Park - 100 units and Northside Homes – 42 units for a total of 1,002.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below) Colley Homes - 224 units and Emma Sansom Homes – 220 units. These developments are the largest communities within the HA inventory. The other developments are Carver Village – 160 units, Campbell Court - 150 units, Starnes Park - 100 units and Northside Homes – 42 units for a total of 1,002.

D. Additional information as required by PHDEP/PHDEP Plan **NOT APPLICABLE**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

The final rule concerning Pet Ownership in Public Housing was published in the federal register on July 10, 2000. The Birmingham HUD office had approved a Pet Policy governing the ownership of pets in public housing for Public Housing Authorities. This policy was posted for resident comment and presented to the Resident Advisory Board for review and comment. After modifying the Pet Policy to reflect comments made during the comment period the Pet Policy was adopted on August 29, 2000. The Admissions and Continued Occupancy Policy was amended to incorporate the pet policy. Also, approved was a Lease addendum for residents to execute that are approved for pet ownership.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit? **Numbers 4 and 5 below are not applicable**
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
 - ☐ Private management
 - ☒ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

The HA is including its description of asset management activities in this section and not in the optional "Public Housing Asset Management Table". The HA submitted its plan and rationale for the assignment of the Asset Management (AMP) identification numbers to Mr. Ed Sprayberry on April 18, 2006, for asset management. The HA decided to leave all developments as originally assigned by HUD and not group any developments. All employees, except supervisors, keep their time based on which community they are doing work and the expense charged to that particular development. The Supervisors that work in the Central Office are charged to the Central Office and the Supervisors that work in Central Maintenance are charged to Central Maintenance. The HA has implemented development-based or project based accounting for each of its seven developments, the Central Management Office and the Central Maintenance Office. The HA plans on being fully operational with development-based or project based accounting for all developments, central management and central maintenance by July 1, 2007. Also, Mr. Gregory A. Byrne, Director, Financial Management Division, has informed the HA, via e-mail on July 12, 2006, that as required under PIH Notice 2006-10, Identification of Projects for Asset Management for the Greater Gadsden Housing Authority were assigned new Asset Management Property (AMP) Grouping numbers. The correspondence also indicated that the, "new project identification are deemed to be reasonable and are approved."

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☒ Attached at Attachment (File name) See Attachment AL049d01
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary. See Attachment AL049d01
☒ The PHA changed portions of the PHA Plan in response to comments
List changes below: See Attachment AL049d01 for details.
☒ Other: (list below) The HA held a total of 11 meetings to obtain resident input and input from the general public. The comments and responses to comments are contained in attachment AL049d01.

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Mayor Steve Means appointed Ms. Brenda Dunning to the HA Board of Commissioners on March 24, 2005. Ms. Dunning is a resident of Public Housing and lives in Carver Village and her term will expire on March 10, 2010.

3. Description of Resident Election Process – This section is Not Applicable, Board Members for the HA are appointed by the Mayor of the City of Gadsden based on Alabama State Law.

- a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Gadsden
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The City of Gadsden's consolidated plan states that the "main priority of the City of Gadsden is affordable housing." The HA works closely with the City of Gadsden and there is an adequate stock of assisted housing to ensure that all low and very low income families can live in affordable housing.
- ☐ Other: (list below)

Note: There was no number 3 provided in this HUD template. This section goes from no. 2 to no. 4. This same error existed in the 1st HUD template.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The City of Gadsden's consolidated plan supports the HA's plan and states that the HA's inventory of units meet or exceed HUD's minimum housing quality standards and are in compliance with Section 504 requirements for handicap accessibility.

D. Other Information Required by HUD - Use this section to provide any additional information requested by HUD.

1. HUD approved Conversion of Unit to Non-Dwelling Space and Removal of Units from Occupancy (See attachment AL049k01).

Assessment of changes in racial, ethnic or disability-related composition at each site-based waiting list (See attachment AL049l01). Brief Narrative of Assessment: The attachment (AL049l01) documents that the overall occupancy trends in racial, ethnicity and disability have not been significantly affected by the establishment of site-based waiting list. There are some larger changes that appear higher than normal in Carver Village and Myrtlewood for **all groups** but these changes were created by removing units from occupancy due to modernization. As for 1/31/07, there were 50 units held for modernization in Carver Village and 48 held for modernization at Myrtlewood. All percent changes from the baseline (see attachment AL049l01) totals will be monitored by Housing Authority staff and updated with the submission of the 2008 Annual Plan. The Housing Authority implemented site-based waiting list effective December 1, 2004. The baseline data established by the Housing Authority was June 30, 2004, which represents the last date the data was available to establish a baseline prior to the implementation date of December 1, 2004. For the submission of this annual plan, the baseline is being compared to the current Multifamily Tenant Characteristic (MTCS) occupancy data as of January 31, 2007 (See attachment AL049l01). Also, as specified by 24 CFR 903.7 (b) (2) (v) (B) of the Federal Regulations, the HA is required to use independent testers to assure that the site-based waiting list is not be implemented in a discriminatory manner and that no patterns or practices of discrimination exist. The HA hired the audit firm of Henderson & Associates, LLC to audit the HA's site-based waiting list for compliance with 24 CFR 903.7 (b) (2) (v) (B). Henderson & Associates, LLC issued an Independent Auditor's Report and it was their opinion that the site-based waiting list is not being implemented in a discriminatory manner and no patterns or practices of discrimination exist. The Independent Audit Report was transmitted to the HUD Birmingham Office of Public Housing on December 21, 2006, for their review. On January 10, 2007, staff of the Birmingham HUD Office of Public Housing issued a letter to the HA indicating that the HA had complied with the regulatory requirements for testing the site-based waiting list (The independent audit report and HUD's response to the HA are on file for review with the list of supporting documents for review with the Annual & 5-Year Plan). As required by 24 CFR 903.7 (b) (2) (v) (B), the HA will contract with an independent auditor for the period ending June 30, 2009, to audit the site-based waiting list for non-discriminatory patterns or practices.

This type of audit is required to be performed every three years for HA's that maintain site-based waiting list.

2. Criteria for Substantial Deviations and Significant Amendments or Modification

a. Substantial Deviation from the 5-Year Plan Defined:

A "substantial deviation" to the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's mission and goals. For example, deleting an exiting mission/goal or adding a new mission/goal for the HA would constitute a substantial deviation.

b. Significant Amendment or Modification to the Annual Plan :

A "significant amendment or modification" to the Annual Plan would be a change to a statutory or regulatory HA requirement that requires prior approval from HUD. For example, a change in the "Tenant Selection and Assignment Plan" of the HA.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

The following documents are attached to this Five Year and Annual Plan for the Greater Gadsden Housing Authority:

<u>File Name:</u>	<u>Description:</u>
al049a01	Annual Statement/Performance & Evaluation Report – For AL09P04950107
al049b01	Organizational Chart
al049c01	Five-Year Action Plan for AL09P04950108 thru 11
al049d01	Comments of Resident Advisory Board
al049e01	Performance and Evaluation Report for Period Ending 12/31/2006 for AL09P04950106 – Amendment No. 2
al049f01	Performance and Evaluation Report for Period Ending 12/31/2006 for AL09R04950106 Replacement Housing Fund Program
al049g01	Performance and Evaluation Report for Period Ending 12/31/2006 for AL09P04950105 – Amendment No. 3
al049h01	Performance and Evaluation Report for Period Ending 12/31/2006 for AL09R04950105 Replacement Housing Fund Program
al049i01	Performance and Evaluation Report for Period Ending 12/31/2006 for AL09R04950104 Replacement Housing Fund Program
al049j01	Final Performance and Evaluation Report for Period Ending 12/31/2006 for Bonds – 2003B SERIE03 - Amendment No. 4
al049k01	Other Information (18 D. 1 – Unit Conversion Information)

al049l01

Other Information (18 D. 2 – Assessment of Changes
in racial, ethnic or disability-related resident
composition at each site-based waiting list)

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: AL049a01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$25,000.00			
3	1408 Management Improvements Soft Cost	\$172,474.00			
	Management Improvements Hard Cost				
4	1410 Administration	\$102,843.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$28,760.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$677,052.42			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$20,000.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Bond Pay Back	\$469,288.58			
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,495,418.00			
	Amount of line 21 Related to LBP Activities				
	Amount of line 21 Related to Section 504 compliance				
	Amount of line 21 Related to Security – Soft Costs				
	Amount of Line 21 Related to Security – Hard Costs				
	Amount of line 21 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AL 49-4	Operations	1406	1		\$25,000.00			
PHA-Wide	Police Patrol	1408			\$172,474.00			
PHA-Wide	A) Executive Director	1410	1	\$1,000.00				
	Director of Technical Services	1410	1	\$2,000.00				
	Mod Coordinator	1410	1	\$50,000.00				
	Accountant	1410	1	\$22,000.00				
	B) Fringes	1410	4	\$27,843.00	\$102,843.00			
Myrtlewood Homes AL 49-4	A&E FEES	1430	1		\$28,760.00			
Myrtlewood HomesAL 49-4	Site Improvements	1450						
Myrtlewood Homes AL 49-4	Myrtlewood Homes Phase # 3 - Modernize 26 units (Includes 1 Handicap unit)	1460	26	\$10,000.00				
	Demolition	1460	26	\$85,200.00				
	Modernize kitchens	1460	26	\$86,362.00				
	Modernize baths	1460	26	\$77,680.00				
	Replace paneling & trim							
	Replace electrical wiring, install GFI's, light fixtures, smoke alarms, switches/ covers, plugs/covers, install phone & cable in bedrooms & living room.	1460	26	\$87,598.83				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Myrtlewood Homes AL 49-4	Myrtlewood Homes Phase # 3 - Modernize 26 units (Includes 1 Handicap unit)			\$6,000.00				
	Install curtain board all windows	1460	26	\$70,736.48				
	Replace tile & base	1460	26					
	Paint ceilings, walls, doors, & trim 2 coats	1460	26	\$26,696.00				
	Install HVAC system	1460	26	\$178,681.61				
	Install dryer vent	1460	26	\$10,692.00				
	Install dryer vent	1460	26	\$9,072.00				
	Rework stairs.	1460	26	\$19,333.50				
	Add closet doors.	1460	26					
	Replace water heaters & install double wall vent pipes.	1460	26	\$9,000.00				
					\$677,052.42			
Myrtlewood Homes AL 49-4	Relocation costs	1495.1	Move residents two ways, transfer phone & cable		\$20,000.00			
Myrtlewood Homes Al 49-4	Bond payback	1501			\$469,288.58			
	Total:				\$1,495,418.00			

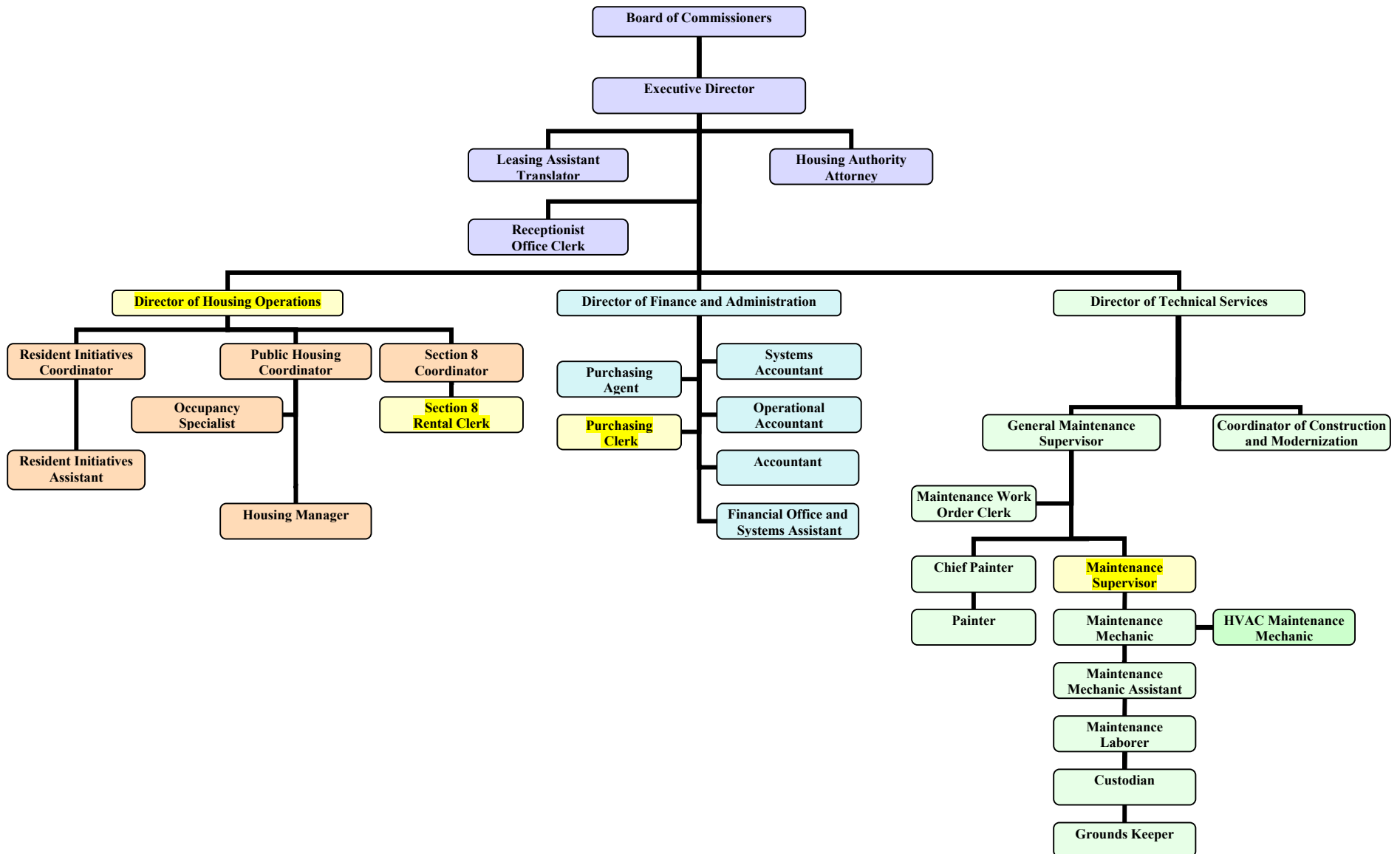
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Greater Gadsden Housing Authority			Grant Type and Number Capital Fund Program No: AL09P04950107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406 PHA-Wide	1-2-2009			1-2-2011			
1408 PHA-Wide	1-2-2009			1-2-2011			
1410 PHA-Wide	1-2-2009			1-2-2011			
1430 PHA Wide	1-2-2009			1-2-2011			
1460 PHA Wide	1-2-2009			1-2-2011			
1495 PHA Wide	1-2-2009			1-2-2011			
1501 PHA Wide	1-2-2009			1-2-2011			

A. Wayne East, Executive Director

Date

GREATER GADSDEN HOUSING AUTHORITY
Organizational chart – Attachment AL049b01



Vacant

GREATER GADSDEN HOUSING AUTHORITY
Organizational chart – Attachment AL049b01

Capital Fund Program Five – Year Action Plan – Attachment AL049c01

Part I: Summary

PHA Name: Greater Gadsden Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	See Year 1	Work Statement for Year 2 FFY Grant: AL09P04950108 PHA FY: 2008	Work Statement for Year 3 FFY Grant: AL09P0495109 PHA FY: 2009	Work Statement for Year 4 FFY Grant: AL09P0495110 PHA FY: 2010	Work Statement for Year 5 FFY Grant: AL09P0495111 PHA FY: 2011
Colley Homes 49-1	Annual Statement	\$0.00	\$0.00	\$0.00	\$639,582.63
Carver Village 49-2		\$0.00	\$0.00	\$0.00	\$0.00
Emma Sansom 49-3		\$0.00	\$0.00	\$0.00	\$0.00
Myrtlewood 49-4		\$647,147.25	\$647,169.40	\$0.00	\$0.00
Campbell Court 49-5		\$0.00	\$0.00	\$0.00	\$0.00
Starnes Park 49-6		\$0.00	\$0.00	\$0.00	\$0.00
Northside 49-8		\$0.00	\$0.00	\$627,222.15	\$0.00
Operations 1406		\$39,563.94	\$39,563.94	\$50,000.00	\$50,000.00
Mgt. Imp. 1408		\$172,474.00	\$172,474.00	\$172,474.00	\$172,474.00
Admin. 1410		\$102,843.00	\$102,843.00	\$102,843.00	\$102,843.00
Fees & Costs 1430		\$28,760.00	\$28,760.00	\$28,760.00	\$27,000.00
Site Imp. 1450		\$0.00	\$0.00	\$14,850.00	\$0.00
Dwelling Struc. 1460		\$647,147.25	\$647,169.40	\$627,222.15	\$639,582.63
Non-dwell. Struc 1470		\$0.00	\$0.00	\$0.00	\$0.00
Non-dwell. Equip. 1475		\$0.00	\$0.00	\$0.00	\$0.00
Relocation 1495.1		\$34,000.00	\$34,000.00	\$29,539.19	\$35,000.00
Bond 1501		\$470,629.81	\$470,607.66	\$469,729.66	\$468,518.37
Total CFP Funds (Est.)		\$1,495,418.00	\$1,495,418.00	\$1,495,418.00	\$1,495,418.00
Total Replacement Housing Factor Funds					

Capital Fund Program Five – Year Action Plan

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: AL09P04950108 PHA FY: 2008			Activities for Year: 3 FFY Grant: AL09P04950109 PHA FY: 2009		
	Operations – 1406		\$39,563.94	Operations – 1406		\$39,563.94
	Mgt. Imp/Police Patrol - 1408		\$172,474.00	Mgt. Imp/Police Patrol – 1408		\$172,474.00
See Annual Statement	Admin – 1410 Executive Director Dir. Tech Service Mod Coordinator Accountant Fringes	\$1,000.00 \$2,000.00 \$50,000.00 \$22,000.00 \$27,843.00	\$102,843.00	Admin – 1410 Executive Director Dir. Tech Service Mod Coordinator Accountant Fringes	\$1,000.00 \$2,000.00 \$50,000.00 \$22,000.00 \$27,843.00	\$102,843.00
AL-49-4	Fees & Costs – 1430 A&E Fees		\$28,760.00	Fees & Costs – 1430 A&E Fees		\$28,760.00
AL-49-4	Site Improvements – 1450		\$0.00	Site Improvements – 1450		\$0.00
AL-49-4	Dwelling Structure – 1460 Phase #4 – Modernize 12 Units Myrtlewood Homes – Demolition Modernize kitchens Modernize baths Replace paneling & trim Replace wiring, install GFI's, light fixtures, smoke alarms, switches, plates, plugs Install curtain board all windows	\$11,000.00 \$85,200.00 \$75,000.00 \$77,680.00 \$75,000.00 \$14,400.00		Dwelling Structure – 1460 Phase #5 – Modernize 16 Units Myrtlewood Homes – Demolition Modernize kitchens Modernize baths Replace paneling & trim Replace wiring, install GFI's, light fixtures, smoke alarms, switches, plates, plugs Install curtain board all windows	\$11,022.15 \$85,200.00 \$75,000.00 \$77,680.00 \$75,000.00 \$14,400.00	

	Year 2 Continued Dwelling Structure – 1460 Continued	AL09P04950108		Year 3 Continued Dwelling Structure – 1460 Continued	AL09P04950109	
AL-49-4	Myrtlewood Homes – Replace tile and base Paint ceilings, walls, doors & trim – 2 coats Install HVAC system Install dryer vents Rework stairs Add closet doors Replace water heaters and Install double wall vent pipes	\$55,411.25 \$50,696.00 \$150,662.00 \$10,692.00 \$9,072.00 \$23,334.00 \$9,000.00		Myrtlewood Homes – Replace tile and base Paint ceilings, walls, doors & trim – 2 coats Install HVAC system Install dryer vents Rework stairs Add closet doors Replace water heaters and Install double wall vent pipes	\$55,411.25 \$50,696.00 \$150,662.00 \$10,692.00 \$9,072.00 \$23,334.00 \$9,000.00	
	Total for CFP	1460	\$647,147.25	Total for CFP	1460	\$647,169.40
AL-49-4	Relocation Cost – 1495.1 Move resident 2 ways Transfer phone and cable		\$34,000.00	Relocation Cost – 1495.1 Move resident 2 ways Transfer phone and cable		\$34,000.00
AL-49-4	Bond Pay Back – 1501		\$470,629.81	Bond Pay Back – 1501		\$470,607.66
	Totals Year 2		\$1,495,418.00	Totals Year 3		\$1,495,418.00

Capital Fund Program Five – Year Action Plan

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: AL09P04950110 PHA FY: 2010			Activities for Year: 5 FFY Grant: AL09P04950111 PHA FY: 2011		
	Operations – 1406		\$50,000.00	Operations – 1406		\$50,000.00
	Mgt. Imp/Police Patrol - 1408		\$172,474.00	Mgt. Imp/Police Patrol – 1408		\$172,474.00
See Annual Statement	Admin – 1410 Executive Director Dir. Tech Service Mod Coordinator Accountant Fringes	\$1,000.00 \$4,000.00 \$50,000.00 \$20,000.00 \$27,843.00	\$102,843.00	Admin – 1410 Executive Director Dir. Tech Service Mod Coordinator Accountant Fringes	\$1,000.00 \$4,000.00 \$50,000.00 \$20,000.00 \$27,843.00	\$102,843.00
AL-49-8	Fees & Costs – 1430 A&E Fees		\$28,760.00	Fees & Costs – 1430 A&E Fees		\$27,000
AL-49-8 AL-49-8 For Year 4, Year 5 is AL-49-1 in Account 1460 And AL-49-2 in Account 1460	Site Improvements – 1450 Trench drains, rear yards Repair sidewalks Dwelling Structure – 1460 Modernize 42 Units Northside Homes – Demolition Replace ¾” plywood floors – 30 units Fill existing AC openings at \$100.00 each. Update electrical, GFI’s, new fixtures, plates, plugs, switches, smoke alarms. Install HVAC system	\$8,050.00 \$6,800.00 \$16,800.00 \$75,000.00 \$7,200.00 \$60,000.00 \$195,842.15	\$14,850.00	Site Improvements – 1450 Dwelling Structure – 1460 Colley Homes (49-1), Phase 1 (25 units) Demolition Modernize Kitchens Modernize Baths Replace Paneling and Trim Replace electrical wiring, install GFI’s, light fixtures, Smoke alarms, switches/covers, plugs/covers, install phone and cable in bedrooms and living room.	\$85,200.00 \$126,362.00 \$77,680.00 \$125,598.83	\$0.00

AL-49-8	Year 4 Continued Dwelling Structure – 1460 Continued	AL09P04950110		Year 5 Continued Dwelling Structure – 1460 Continued	AL09P04950111	
	Northside Homes – Replace storm windows & screens	\$50,480.00		Colley Homes- Install curtain board on all windows	\$10,000.00	
	Modernize kitchen	\$45,400.00		Replace tile and base	\$75,736.48	
	Modernize bathrooms	\$50,000.00		Paint ceilings, walls, doors, and trim- 2 coats	\$60,400.00	
	Replace floor tile and base	\$75,600.00		Rework stairs	\$39,271.82	
	Paint ceilings, walls, doors, & trim	\$40,400.00		Replace water heaters and install double vent pipes all the way through the roof	\$39,333.50	
	Replace water heaters	\$10,500.00				
	Total for CFP	1460	\$627,222.15	Total for CFP	1460	\$639,582.63
AL-49-8 For Yr.4, Yr. 5 is 49-1 and 49-2	Relocation Cost – 1495.1 Move resident 2 ways Transfer phone and cable		\$29,539.19	Relocation Cost – 1495.1 Move resident 2 ways Transfer phone and cable		\$35,000.00
AL-49-8 For Yr. 4, Yr. 5 is 49-1 and 49-2	Bond Pay Back – 1501		\$469,729.66	Bond Pay Back -- 1501		\$468,518.37
		Totals Year 4	\$1,495,418.00		Total Year 5	\$1,495,418.00

Comments of Resident Advisory Board (RAB) and other Residents made during the time period the Annual and 5 year plan was being revised for the Housing Authority (HA). The HA staff has worked with its residents and the Resident Advisory Board to revise the annual and five year plan. The HA has seven developments and since 1992 there have been active resident associations in each development. The president's from each resident association serves on the Resident Advisory Board. Each Resident Association meets on a monthly basis and the Advisory Board meets with the Executive Director and key staff on a quarterly basis and they review all policies related to occupancy of public housing and provide input and suggestions prior to the adoption of all policies. The Resident Association Presidents names and developments are as follows: From Colley Homes 49-1, Ms. Lovie Ivey, From Carver Village 49-2, Ms. Brenda Dunning, From Emma Sansom Homes 49-3, Ms. Elaine Jones, From Myrtlewood Homes 49-4, Ms. Teresa Clanton, From Campbell Court 49-5, Mr. Roger Mathis, From Starnes Park 49-6, Ms. Sandra Baker and From Northside Homes 49-8, Ms. Margaret Edwards. These residents comprise the members of the Resident Advisory Board (RAB). The HA has a Section 8 Voucher Program of 112 units and 60 units of Section 8 New Construction, for a total of 172. According to PIH Notice 2000-36, PHAs of significant size must ensure that families receiving tenant-based assistance are reasonably represented on a RAB. Significant size is defined as 20 percent of the total of the PHA's public housing and Section 8 tenant-based assistance units. The HA has a total of 1,174 (1,002 public housing and 172 Section 8). Therefore, the Section 8 program represents 14.65% of the total ($1,174/172 = 14.65\%$). Since the total is less than 20% there is no Section 8 representative on the RAB. However, the HA made significant efforts to solicit comments for all Section 8 participants. Each Section 8 participant was mailed a notice on Tuesday, January 23, 2007, which informed the participants of the annual and 5 year planning process and scheduled a meeting for all participants on Wednesday, February 7, 2007, to review the annual and 5-year plan and solicit comments and participation from the Section 8 participants. Two Section 8 participants and one Section 8 Landlord attended the meeting and the Executive Director explained the update and revision process for the annual and 5 year plan and how it related to Section 8 participants in detail. Mr. East also explained that there three items added to the Annual and Five Year Plan that affected the Section 8 program and the first being the addition of an exception to portability. Mr. East covered this exception in detail and how it may affect a Section 8 participant if they wanted to port to a higher cost area. The second issued covered was funding of the Section 8 program and how changes in funding may limit the amount of new Section 8 Vouchers the will be issued by the HA. Mr. East explained the funding process and let everyone know that participants with existing vouchers would not be affected but the HA may not be able to maintain its allocation of 112 vouchers, which would affect the number of new participants that could participate in the program. The third item was the provisions to protect women that were victims of violence. Mr. East explained that notices had been sent to all landlords and Section 8 participants and that women would be protected and not had their assistance terminated if they were

ever a victim of violence and covered by the act of 2005. Mr. East explained the act in detail. Mr. East asked if there were any other questions related to the annual and five year plan and/or questions regarding the changes that affected Section 8 and there were none regarding the annual and five-year plan. Mr. East informed the participants that there would be a public hearing held on March 13, 2007, to finalize the annual and five year plan and each Section 8 participant would be mailed an invitation to the public hearing on March 7, 2007.

To involve all public housing resident in the revision process of the annual and 5 year plan, one meeting was held in each public housing community, for a total of 7 meetings, to solicit comments from all public housing residents. In addition to the 7 meetings held in each community, the Executive Director and key staff held two meetings with the Resident Advisory Board. The first meeting was held on January 9, 2007, and the second meeting was held on March 13, 2007, for the purpose of obtaining comments and suggestions. To complete the comment process and solicit input and comments from the general public the HA advertised in the Gadsden Times on January 25, 2007, that the annual and 5 year plan was available for review and the HA was soliciting comments on the plan and that a public hearing is scheduled for Tuesday, March 13, 2007, to review and comment on the annual and 5 year plan. Also, on January 24, 2007, a letter was mailed to Legal Services Corporation of Alabama requesting that they review and comment on the annual and 5 year plan. A notice was also mailed to all Section 8 participants on March 7, 2007, and delivered to all public housing residents on March 7, 2007, to remind the participants and residents of the public hearing. To ensure that the general public and all interested parties were reminded of the public hearing, ads were placed in Gadsden Times on March 7, 2007, and March 11, 2007, notifying the general public of the upcoming public hearing on Tuesday, March 13, 2007. Also, public service announcements were aired on three local radio stations advertising the Public Hearing of March 13, 2007.

Participation was good in the 11 meetings held to discuss and review the annual and 5 year plan. A total of 127 people attended the meetings and the overall comments were positive, constructive and supportive of the HA's plan. There was one revision made to the five year plan renovation plans. The Capital Fund program five-year action plan called for the addition of central heat and air. This was eliminated from the 2007 Capital Funds program Five Year Action Plan this year due to 1) reduced funding in the Capital Funds program, 2) Residents request for central heat and air and 3) the existing vacancy problems at Carver Village. During the meeting it was covered by HA staff that applicants did not want to move into Carver Village because the units did not have central heat and air and waiting until Capital funds to add central heat and air at Carver Village was not feasible and may result in additional vacancies at this development plus the existing residents at Carver Village expressed that they wanted central heat and air added as soon as possible. Therefore, the HA decided to add central heat and air system to all Carver Village units at the May 23, 2006, Board meeting and that the cost be paid from public housing operating funds. Mr. East explained that the plans and specification have been prepared for this

addition at Carver Village and it is anticipated that the central heat and air will be added to all Carver Village units no later than June 30, 2008. This change means Carver Village will have central heat and air approximately five year ahead of the planned date utilizing Capital Funds. The change was well received by the residents at Carver Village and at all communities. At Emma Sansom one resident requested storm doors be installed that would allow for the door to remain open. Mr. East indicated that at the current level of funding that there were no funds available to add new storm doors. At the Starnes Park meeting a resident requested that the recreation building be expanded and an additional exit door be installed. Mr. Dennis indicated that this request would be noted but that it may be several years before the HA would have sufficient funds to perform this type of work. Another resident in Starnes Park asked if outside plugs could be installed for Christmas lights. Mr. Dennis indicated that request would be noted but funding was not available at this time. There were other requests that related to routine maintenance and these requests were forwarded to the Maintenance department for action.

During the January 23, 2007, meeting at Myrtlewood Mr. East covered the current and long range plans for renovation Myrtlewood and that the original plans called for the total renovation Myrtlewood in three phases. Mr. East explained that based on funding cuts and increased contract costs that the five-year Capital Fund budget had been revised and two additional phases had been added for the completion of Myrtlewood. Mr. East also indicated that it may take six phases to complete the renovation of Myrtlewood. Ms. Clanton, the Myrtlewood Resident Association President reminded everyone that the Residents of Myrtlewood had voted to change the name of Myrtlewood to "Gateway Village" during the last construction phase of Myrtlewood. This name change is being made because of the negative stigma associated with Myrtlewood when the community was known as Murderwood due to killing, gang and drug problems within the community. The problems have been eliminated through the HA comprehensive award winning anti-drug programs but the negative stigma remains and the residents want the name changed to reflect their new community that is safe and beautiful.

The comment period ended with the public hearing was held in Myrtlewood Homes on Tuesday, March 13, 2007 and 12 individuals attended the meeting. Mr. East covered the Annual and Five Year Plan in detail and noted the changes that in the five year plan asked if anyone had any comments regarding the annual and five year plan and no one had any comments.

Minutes were taken at each meeting to document all topics discussed and the minutes are filed as backup for the annual and five-year plan.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: AL049e01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Amendment #2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$25,000.00	\$20,995.65	\$20,995.65	
3	1408 Management Improvements Soft Cost	\$172,474.00	\$172,474.00	\$172,474.00	
	Management Improvements Hard Cost				
4	1410 Administration	\$102,843.00	\$102,843.00	\$102,843.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$28,760.00	\$32,764.35	\$32,764.35	\$3,238.43
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$674,679.59	\$674,679.59		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$20,000.00	\$20,000.00	\$20,000.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Greater Gadsden Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P04950106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
---	---	------------------------------

☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement Amendment #2
☒ Performance and Evaluation Report for Period Ending: 12/31/2006
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Bond Pay Back	\$471,661.41	\$471,661.41	\$471,661.41	
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,495,418.00	\$1,495,418.00	\$820,738.41	\$3,238.43
	Amount of line 21 Related to LBP Activities				
	Amount of line 21 Related to Section 504 compliance				
	Amount of line 21 Related to Security – Soft Costs				
	Amount of Line 21 Related to Security – Hard Costs				
	Amount of line 21 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AL 49-4	Operations	1406	1		\$20,995.65			
PHA-Wide	Police Patrol	1408			\$172,474.00			
PHA-Wide	A) Executive Director	1410	1	\$1,000.00	\$102,843.00			
	Director of Technical Services	1410	1	\$2,000.00				
	Mod Coordinator	1410	1	\$50,000.00				
	Accountant	1410	1	\$22,000.00				
	B) Fringes	1410	4	\$27,843.00				
Myrtlewood Homes AL 49-4	A&E FEES							
	Sherman Contract	1430	1	\$27,596.92	\$32,764.35		\$3,238.43	
	Advertising	1430	1	\$5,167.43				
Myrtlewood HomesAL 49-4	Site Improvements	1450						
Myrtlewood Homes AL 49-4	Myrtlewood Homes Phase #2 - Modernize 16 units (Includes 1 Handicap unit)							
	Demolition	1460	16	\$10,000.00				
	Modernize kitchens	1460	16	\$85,200.00				
	Modernize baths	1460	16	\$86,362.00				
	Replace paneling & trim	1460	16	\$77,680.00				
	Replace electrical wiring, install GFI's, light fixtures, smoke alarms, switches/ covers, plugs/covers, install phone & cable in bedrooms & living room.							
		1460	16	\$85,226.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Myrtlewood Homes AL 49-4	Myrtlewood Homes Phase #2 - Modernize 16 units (Includes 1 Handicap unit)							
	Install curtain board all windows	1460	16	\$6,000.00				
	Replace tile & base	1460	16	\$70,736.48				
	Paint ceilings, walls, doors, & trim 2 coats	1460	16	\$26,696.00				
	Install HVAC system	1460	16	\$178,681.61				
	Install dryer vent	1460	16	\$10,692.00				
	Rework stairs.	1460	16	\$9,072.00				
	Add closet doors.	1460	16	\$19,333.50				
	Replace water heaters & install double wall vent pipes.	1460	16	\$9,000.00	\$674,679.59			
Myrtlewood Homes AL 49-4	Relocation costs	1495.1	Move residents two ways, transfer phone & cable		\$20,000.00			
Myrtlewood Homes Al 49-4	Bond payback	1501			\$471,661.41			
	Total:				\$1,495,418.00		\$3,238.43	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Greater Gadsden Housing Authority			Grant Type and Number Capital Fund Program No: AL09P04950106 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406 PHA-Wide	1-2-2008	7-18-2008	7-18-2006	1-2-2010	7-18-2010		
1408 PHA-Wide	1-2-2008	7-18-2008	7-18-2006	1-2-2010	7-18-2010		
1410 PHA-Wide	1-2-2008	7-18-2008	7-18-2006	1-2-2010	7-18-2010		
1430 PHA Wide	1-2-2008	7-18-2008	5-18-2006	1-2-2010	7-18-2010		
1460 PHA Wide	1-2-2008	7-18-2008		1-2-2010	7-18-2010		
1495 PHA Wide	1-2-2008	7-18-2008	7-18-2006	1-2-2010	7-18-2010		
1501 PHA Wide	1-2-2008	7-18-2008	7-18-2006	1-2-2010	7-18-2010		

A. Wayne East, Executive Director

Date

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: AL049f01 –

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09R04950106 Replacement Housing Factor Grant No: 1-3			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Cost				
	Management Improvements Hard Cost				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Greater Gadsden Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09R04950106 Replacement Housing Factor Grant No: 1-3	Federal FY of Grant: 2006
--	--	--

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2006** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$63,391.00		\$63,391.00	
19	1501 Bond Pay Back				
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2 – 20)	\$63,391.00		\$63,391.00	
	Amount of line 21 Related to LBP Activities				
	Amount of line 21 Related to Section 504 compliance				
	Amount of line 21 Related to Security – Soft Costs				
	Amount of Line 21 Related to Security – Hard Costs				
	Amount of line 21 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

[illegible]

Date _____

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: AL049g01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement # 3 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$9,525.28	\$9,525.28	\$9,525.28	\$9,525.28
3	1408 Management Improvements Soft Cost	\$146,612.00	\$146,612.00	\$146,612.00	\$85,930.72
	Management Improvements Hard Cost				
4	1410 Administration	\$102,843.00	\$102,843.00	\$102,843.00	\$91,081.20
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$58,064.62	\$58,064.62	\$58,064.62	\$43,231.43
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$858,736.48	\$858,736.48		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$26,873.86	\$26,873.86	\$26,873.86	\$4,047.75

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Greater Gadsden Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P04950105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
---	---	------------------------------

☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement # 3
☒ Performance and Evaluation Report for Period Ending: 12/31/2006
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Bond Pay Back	\$473,010.76	\$473,010.76	\$473,010.76	\$351,598.75
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,719,440.00	\$1,675,666.00	\$816,929.52	\$585,415.13
	Amount of line 21 Related to LBP Activities				
	Amount of line 21 Related to Section 504 compliance				
	Amount of line 21 Related to Security – Soft Costs				
	Amount of Line 21 Related to Security – Hard Costs				
	Amount of line 21 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AL 49-4	Operations	1406	1		\$9,525.28		\$9,525.28	
PHA-Wide	Police Patrol	1408			\$146,612.00		\$85,930.72	
PHA-Wide	A) Executive Director	1410	1	\$1,000.00	\$102,843.00			
	Director of Technical Services	1410	1	\$2,000.00				
	Mod Coordinator	1410	1	\$50,000.00				
	Accountant	1410	1	\$22,000.00				
	B) Fringes	1410	4	\$27,843.00			\$91,081.20	
Myrtlewood Homes AL 49-4	A&E FEES							
	Canon Contract	1430	1	\$32,202.62		\$22,541.83		
	Sherman Contract (Replacement Funds)	1430	1	\$25,862.00	\$58,064.62	\$20,689.60	\$43,231.43	
Myrtlewood Homes AL 49-4	Renovate 20 units- Phase I (Includes 1 Handicap unit)							
	Demolition	1460	20	\$18,176.00				
	Modernize kitchens	1460	20	\$126,200.00				
	Modernize bath	1460	20	\$115,362.00				
	Replace paneling & trim	1460	20	\$70,515.52				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Myrtlewood Homes AL 49-4	Renovate 20 units- Phase I (Includes 1 Handicap unit)							
	Replace electrical wiring, install GFI's, light fixtures, smoke alarms, switches/ covers, plugs/covers, phone & cable in bedrooms & living room.	1460	20	\$101,000.00				
	Install curtain board	1460	20	\$14,400.00				
	Replace tile & base, rework stairs.	1460	20	\$72,000.00				
	Paint ceilings, walls, doors, & trim 2 coats.	1460	20	\$61,200.00				
	Install HVAC system	1460	20	\$220,226.00				
	Install dryer vent	1460	20	\$14,656.96				
	Add closet doors.	1460	20	\$16,200.00				
	Replace water heaters & install double wall vent pipes.	1460	20	\$28,800.00	\$858,736.48			
Myrtlewood Homes AL 49-4	Relocation costs	1495.1	Move residents two ways, transfer phone & cable		\$26,873.86		\$4,047.75	
Myrtlewood Homes Al 49-4	Bond payback	1501			\$473,010.76		\$351,598.75	
	Total:				\$1,675,666.00		\$585,415.13	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Greater Gadsden Housing Authority			Grant Type and Number Capital Fund Program No: AL09P04950105 Replacement Housing Factor No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406 PHA-Wide	1-2-2007	8-18-2007	08-18-2005	1-2-2009	8-18-2009		
1408 PHA-Wide	1-2-2007	8-18-2007	08-18-2005	1-2-2009	8-18-2009		
1410 PHA-Wide	1-2-2007	8-18-2007	08-18-2005	1-2-2009	8-18-2009		
1430 49-4 Myrtlewood	1-2-2007	8-18-2007	08-24-2005	1-2-2009	8-18-2009		
1460 49-4 Myrtlewood	1-2-2007	8-18-2007		1-2-2009	8-18-2009		
1495 49-4 Myrtlewood	1-2-2007	8-18-2007	08-18-2005	1-2-2009	8-18-2009		
1501 PHA-Wide	1-2-2007	8-18-2007	08-18-2005	1-2-2009	8-18-2009		

A. Wayne East, Executive Director

Date

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: AL049h01 –

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09R04950105 Replacement Housing Factor Grant No: 1-2			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Cost				
	Management Improvements Hard Cost				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Greater Gadsden Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09R04950105 Replacement Housing Factor Grant No: 1-2	Federal FY of Grant: 2005
--	--	--

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2006** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$70,899.00		\$70,899.00	
19	1501 Bond Pay Back				
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2 – 20)	\$70,899.00		\$70,899.00	
	Amount of line 21 Related to LBP Activities				
	Amount of line 21 Related to Section 504 compliance				
	Amount of line 21 Related to Security – Soft Costs				
	Amount of Line 21 Related to Security – Hard Costs				
	Amount of line 21 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

[illegible]

Date _____

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: AL049i01 –

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09R04950104 Replacement Housing Factor Grant No: 1-1			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Cost				
	Management Improvements Hard Cost				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Greater Gadsden Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09R04950104 Replacement Housing Factor Grant No: 1 - 1	Federal FY of Grant: 2004
--	--	--

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2006** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$74,640.00		\$74,640.00	\$54,468.00
19	1501 Bond Pay Back				
20	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2 – 20)	\$74,640.00		\$74,640.00	\$54,468.00
	Amount of line 21 Related to LBP Activities				
	Amount of line 21 Related to Section 504 compliance				
	Amount of line 21 Related to Security – Soft Costs				
	Amount of Line 21 Related to Security – Hard Costs				
	Amount of line 21 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

[illegible]

Date _____

Bond Pool Budget

Part I: Summary

ATTACHMENT AL049j01

U.S. Department of Housing
And Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0044
(Exp. 04/30/2004)

HA Name Greater Gadsden Housing Authority	Project Number AL09P049002, 004, 005 & 006	FFY (yyyy) of Grant Approval
--	--	------------------------------

☐ Original Budget
 ☒ Revised Budget/Revision Number 4
☐ Progress Report for Period Ending (mm/dd/yyyy) 12/31/2006
 ☒ Final Progress Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CIAP Funds				
2	1406 Operations (may not exceed 10% of line 16)	\$ 0	\$0		
3	1408 Management Improvements				
4	1410 Administration	\$ 177,679.83	\$ 186,830.33	\$186,830.33	\$186,830.33
5	1415 Liquidated Damages				
6	1430 Fees and Cost	\$ 198,561.11	\$ 201,520.11	\$ 201,520.11	\$ 201,520.11
7	1140 Site Acquisition				
8	1450 Site Improvement	\$118,532.07	\$119,977.07	\$119,977.07	\$119,977.07
9	1460 Dwelling Structures	\$4,691,462.03	\$4,691,462.03	\$4,691,462.03	\$4,691,462.03
10	1465.1 Dwelling Equipment-Nonexpendable	\$74,850.00	\$73,500.00	\$73,500.00	\$73,500.00
11	1470 Nondwelling Structures				
12	1475 Nondwelling Equipment				
13	1485 Demolition				
14	1495.1 Relocation Cost	\$ 109,812.36	\$ 97,607.86	\$97,607.86	\$97,607.86
15	1498 Mod Used for Development				
16	Total (Sum of lines 2-14)	\$ 5,370,897.40	\$ 5,370,897.40	\$ 5,370,897.40	\$ 5,370,897.40
17	Amount of line 16 Related to OBP Activities				
18	Amount of line 16 Related to Security				
19	Amount of line 16 Related to Section 504 Compliance				
20	Amount of line 16 Related to Energy Conservation Measures				

Bond Pool Budget

Part II: Supporting Pages

U.S. Department of Housing
And Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0044
(Exp. 04/30/2004)

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
PHA-Wide PHA-Wide PHA-Wide	Operations	1406	0	0		\$0	\$0
	Total	1406	\$ 0	\$ 0		\$0	\$0
	Clerk of the Works for 30 months plus fringe	1410	113,279.83	141,958.97		141,958.97	141,958.97
	Mod Clerk for 30 months	1410	64,400.00	44,871.36		44,871.36	44,871.36
	Total	1410	\$ 177,679.83	\$ 186,830.33		\$ 186,830.33	\$ 186,830.33
PHA-Wide	A&E Fees	1430	198,561.11	201,520.11		201,520.11	201,520.11
	Total	1430	\$198,561.11	\$ 201,520.11		\$ 201,520.11	\$ 201,520.11
AL-49-5	Asphalt Main Street & Parking Bays	1450	7,497.73	7,497.73		7,497.73	7,497.73
AL-49-4	Replace security lights and poles	1450	18,589.00	18,589.00		18,589.00	18,589.00
AL-49-5	Replace side walks, 8.50/sqft	1450	31,987.49	31,987.49		31,987.49	31,987.49
AL-49-6	Replace sidewalks, 8.50/sqft	1450	31,987.49	31,987.49		31,987.49	31,987.49
AL-49-5	Complete Landscaping	1450	28,470.36	29,915.36		29,915.36	29,915.36
	Total	1450	\$118,532.07	\$119,977.07		\$119,977.07	\$119,977.07
AL-49-5	Install metal roofing system	1460	\$520,754.61	\$520,754.61		\$520,754.61	\$520,754.61
AL-49-5	Demolition – Remove existing cabinets, sinks, doors, windows, water heaters, electrical fixtures & haul from site	1460	179,776.16	179,776.16		179,776.16	179,776.16
AL-49-6	Install metal roofing system	1460	349,435.69	349,435.69		349,435.69	349,435.69
AL-49-5	Paint metal soffit system and replace metal fascia – 77 bldgs	1460	8,687.17	8,687.17		8,687.17	8,687.17
AL-49-5	Clean and seal brick	1460	47,322.79	47,322.79		47,322.79	47,322.79

Bond Pool Budget

Part II: Supporting Pages

U.S. Department of Housing
And Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0044
(Exp. 04/30/2004)

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
AL-49-5	Lead base paint abatement	1460	187,718.34	187,718.34		187,718.34	187,718.34
AL-49-5	Replace all windows with double insulated glass, thermal break & security screens	1460	277,617.84	277,617.84		277,617.84	277,617.84
AL-49-5	Replace exterior doors, install new steel doors, frames, thresholds, peep holes, heavy gauge security screen doors, wire closer & all hardware	1460	111,775.67	111,775.67		111,775.67	111,775.67
AL-49-5	Kitchens: Install new cabinets, counter tops , sinks, P traps, faucets, laminated plastic on wall between upper & lower cabinet, stainless steel splash behind range, replace drain pipe and 1 inch gas pipe through wall to meter	1460	832,259.32	832,259.32		832,259.32	832,259.32
AL-49-5	Baths: Install waterproof acoustical ceiling, wall board, new commode seats, lavatories, faucets, tub liners, showerheads, medicine cabinets, chair rail, grab bars, & bath accessories	1460	181,695.02	181,695.02		181,695.02	181,695.02
AL-49-5	Replace all electrical wiring, panel boxes, fixtures, smoke alarms, GFI's , switches, plugs, & plates	1460	498,269.91	498,269.91		498,269.91	498,269.91
AL-49-5	Install 1x4 curtain boards over all windows	1460	25,732.30	25,732.30		25,732.30	25,732.30
AL-49-5	Install birch paneling, ceiling mold and corner mold in living room, dining room, hall, and kitchen	1460	672,913.88	672,913.88		672,913.88	672,913.88
AL-49-5	Install new interior door frames & hardware	1460	224,911.23	224,911.23		224,911.23	224,911.23
AL-49-5	Replace 1/8" floor tile & cove base	1460	119,475.18	119,475.18		119,475.18	119,475.18
AL-49-5	Install stainless steel dryer vents	1460	15,537.61	15,537.61		15,537.61	15,537.61
AL-49-5	Paint interior ceilings, bedroom walls, closets, doors & trim, paint exterior doors & railing	1460	199,593.11	199,593.11		199,593.11	199,593.11
AL-49-2	Install metal roofing system	1460	159,631.13	159,631.13		159,631.13	159,631.13
AL-49-5	Window Shutters	1460	44,356.09	44,356.09		44,356.09	44,356.09
AL-49-6	Window Shutters	1460	33,998.98	33,998.98		33,998.98	33,998.98
	Total	1460	\$ 4,691,462.03	\$ 4,691,462.03		\$ 4,691,462.03	\$ 4,691,462.03

Bond Pool Budget

Part II: Supporting Pages

U.S. Department of Housing
And Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0044
(Exp. 04/30/2004)

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
AL-49-5	Replace gas water heaters & double wall vent pipe	1465.1	0	0		0	0
AL-49-5	Appliances: Stove and Refrigerators	1465.1	74,850.00	73,500.00		73,500.00	73,500.00
	Total	1465.1	\$74,850.00	\$73,500.00		\$73,500.00	\$73,500.00
AL-49-5	Relocation Cost: Pack & unpack, move residents 2 ways	1495.1	85,512.36	85,512.36		85,512.36	85,512.36
AL-49-5	Relocation Cost: Transfer phone & cable	1495.1	24,300.00	12,095.50		12,095.50	12,095.50
	Total	1495.1	109,812.36	97,607.86		97,607.86	97,607.86
Total			\$ 5,370,897.40	\$ 5,370,897.40		\$ 5,370,897.40	\$ 5,370,897.40

Greater Gadsden Housing Authority
Section 18 - D 1 of the Annual Plan
Unit Conversion Information

18. Other Information, Section D: Other Information Required by HUD: On March 6, 2006, HUD approved a Performance Funding System waiver beginning July 1, 2006 through June 30, 2009, for a police sub-station and Police Residence for the following units:

<u>Development Name:</u>	<u>Address:</u>	<u>Purpose:</u>
Colley Homes	418-A North 6 th Street	Police Sub-station/office
Emma Sansom Homes	2313-D White Ave	Police Residence

Also, on October 16, 2006, HUD approved the HA request for a Performance Funding System waiver beginning January 1, 2007 to June 30, 2009, for the Family Success Center Self-sufficiency Programs budget counseling, life skills and homeownership programs for the following unit:

<u>Development Name:</u>	<u>Address:</u>	<u>Purpose:</u>
Carver Village	1116-A Jacksonville Ct.	Self-sufficiency program

HUD has also approved the following four units to be removed from Occupancy for resident activities and economic self-sufficiency programs:

<u>Development Name:</u>	<u>Address:</u>	<u>Purpose:</u>
Colley Homes	406-A North 6 th Street	Resident Activities and Economic Self-Sufficiency
Colley Homes	310-A North 6 th Place	Reach Out-Youth Programs
Colley Homes	414-A North 6 th Street	Resident Associations
		Presidents Office – Promote Resident Activities and produce a news letter
Carver Village	1112-D Tuscaloosa Ave.	Adult Education and Economic Self-sufficiency, NAACP

According to the Federal Regulation published March 29, 2000, Section 960.505 (b) states that the annual plan or supporting documents must include the number and location of units to be occupied by police officers. This attachment provides the required information and is contained in section 18 D 1 of the annual plan.

AL049101 Site-Based Waiting List Demographic Characteristics

Date Initiated – 12/01/04 This report is being updated for Current Mix as of 1/29/07

Colley Homes AL049001 400 N. 6 th St., Gadsden, AL	Baseline (Initial) Mix @ 6/30/2004	Current Mix @ 1/29/2007	Percent Change
Racial			
White	85	81	(4.94)%
Black	239	350	31.71%
American Indian	0	3	100.00%
Asian	0	4	100.00%
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	4	7	42.86%
Non-Hispanic	467	431	(8.35)%
Disability	46	53	13.21%

Carver Village AL049002 1109 Jacksonville Ct., Gadsden, AL	Baseline (Initial) Mix @ 6/30/2004	Current Mix @ 1/29/2007	Percent Change
Racial			
White	32	7	(357.14)%
Black	283	178	(58.99)%
American Indian	0	0	0
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	1	0	(100.00)%
Non-Hispanic	314	185	(69.73)%
Disability	30	31	3.23

Emma Sansom Homes AL049003 2200 White Ave., Gadsden, AL	Baseline (Initial) Mix @ 6/30/2004	Current Mix @ 1/29/2007	Percent Change
Racial			
White	129	173	25.43%
Black	265	306	13.40%
American Indian	5	0	(100.00)%
Asian	0	2	100.00%
Native Hawaiian	0	1	100.00%
Ethnicity			
Hispanic	0	3	100.00%
Non-Hispanic	399	479	16.70%
Disability	47	61	22.95%

Myrtlewood Homes AL049004 1319 Walnut St., Gadsden, AL	Baseline (Initial) Mix @ 6/30/2004	Current Mix @ 1/29/2007	Percent Change
Racial			
White	83	35	(137.14)%
Black	124	74	(67.57)%
American Indian	0	0	0
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	3	1	(200.00)%
Non-Hispanic	204	108	(88.89)%
Disability	17	13	(30.77)%

Campbell Court AL049005 502 Campbell Ct., Gadsden, AL	Baseline (Initial) Mix @ 6/30/2004	Current Mix @ 1/29/2007	Percent Change
Racial			
White	122	147	17.01%
Black	27	62	56.45%
American Indian	0	0	0
Asian	3	3	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	1	4	75.00%
Non-Hispanic	151	208	27.40%
Disability	52	75	30.67%

Starnes Park AL049006 601 Starnes Park, Gadsden, AL	Baseline (Initial) Mix @ 6/30/2004	Current Mix @ 1/29/2007	Percent Change
Racial			
White	39	39	0
Black	112	100	(12.00)%
American Indian	0	0	0
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	1	4	75.00%
Non-Hispanic	150	135	(11.11)%
Disability	49	51	3.92%

Northside Homes AL049008 501 Tuscaloosa Ave., Gadsden, AL	Baseline (Initial) Mix @ 6/30/2004	Current Mix @ 1/29/2007	Percent Change
Racial			
White	1	4	75.00%
Black	78	67	(16.42)%
American Indian	0	0	0
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	0	0	0
Non-Hispanic	79	71	(11.27)%
Disability	13	10	(30.00)%